



THIS SHARP ONE BEDROOM UNIT IS A SWITCHED ON INVESTMENT OR FIRST HOME IN THE HUB OF WINDSOR

INSPECTIONS: BY APPOINTMENT ONLY

This is a generous and oversized 1 Bedroom 1 Bathroom and 1 Car with security intercom entry. The property is fully furnished and this is optional to continue on with this savvy investment. Alternatively, buyers searching for that perfect property are certainly ahead of the rest in terms of space, functionality and ideal location. This extremely well maintained complex is tightly held and it is time for the changing of the guard and a new owner to profit and enjoy, therefore place it on your list to inspect today!

PROPERTY FEATURES

1 1 1 65 m²

Price **SOLD for \$289,000**

Property Type **Residential**

Property ID **36**

Land Area **65 m²**

Agent Details

Michael McMahon - 0413 806 161

Office Details

MGM Homes
497 Lutwyche Rd Lutwyche,
QLD, 4030 Australia
(07) 3357 4888

- Open plan kitchen and living areas with tiled flooring, reverse cycle air-conditioning and blinds
- Kitchen equipped with ample cupboards, storage and island bench with stainless steel appliances oven, cook top, range, dishwasher and incorporating laundry facilities
- Living area flowing out to good size tiled balcony
- Main Bedroom spacious with walk in wardrobe with hanging space shelving and drawers together with additional storage, carpet and blinds
- Bathroom with shower recess, vanity, mirror and toilet
- Linen storage
- Smoke alarms and safety switch

OUTGOINGS

Body Corporate Levies: \$1,288.00 - half yearly

Brisbane City Council Rates: \$406.00 per quarter

Urban Utilities Water: \$285.00 per quarter - individually metered

Complex Renovated in 2007 and comprising of 16 units

Currently Rented: \$325.00 per week

LIFESTYLE FEATURES

- 5kms drive to the CBD
- 5 mins drive to Lutwyche Shopping Village
- 5 mins drive Albion Restaurants and Bar Precinct
- 5 mins drive to Royal Brisbane Hospital
- 8 mins drive to Stafford City and Cinemas
- 10 mins drive to Westfield Chermshire Shopping Centre
- Walking distance to northern busway

- Airportlink and Clem 7
- Airport and DFO outlet precinct
- Close to local schools, cafes and gyms

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