



Ground Floor Hidden Oasis !!!

This inner city ground floor unit will instantly capture you with its front courtyard that welcomes you and then entices you inside this hidden oasis. The property will introduce you to the modern kitchen that flows through to the living area and out to the undercover entertainment area. The kitchen consists of stainless steel appliances with convenient gas top cooking and under bench oven, draw dishwasher, and ample cupboard and bench space.

The living area flow out to the wrap around ample undercover area where you can entertain family and friends all year round, plus with side access. The oasis gardens make this space private an absolute pleasure to relax in and is perfect for those who enjoy gardening.

The Features are:

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Price **FOR SALE NOW !!!**

Property Type **Residential**

Property ID **339**

Floor Area **60 m2**

Agent Details

Michael McMahon - 0413 806 161

Office Details

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

- 2 Bedrooms have built in wardrobes.
- The Master Bedroom has direct access to the under covered courtyard area.
- Modern Kitchen Gas cooking and Dishwasher.
- Air-conditioning throughout.
- Central Bathroom with shower and toilet.
- Covered Entertainment wrap around court yard.
- Private side access a garden shed.
- Internal Laundry.
- Fully screened throughout.
- Secured parking for one vehicle and fully fenced.
- The complex has secure intercom entry as well as an automatic front gate.

OUTGOINGS

- Body Corporate Levies: \$855.60 per quarter
- Sinking Fund Balance: \$65,690.12
- Brisbane City Council Rates: \$485.92 per quarter
- Urban Utilities Water: \$311.89 per quarter
- Rental Appraisal: \$600.00 per week

LIFESTYLE FEATURES:

- 5kms drive to the CBD
- 5 minutes walk to Lutwyche Shopping Village
- 5 mins walk to Northern Busway
- 5 mins drive Albion Restaurants and Bar Precinct
- 8 mins drive to Stafford City and Cinemas
- 8 mins drive to Royal Brisbane Hospital
- 10 mins drive to Westfield Chermside Shopping Centre
- Arterial tunnels north and south bound
- Airport and DFO outlet precinct
- Close to local schools, cafes, gyms and parkland

The property is located close to the CBD, an easy walk to a major shopping complex, parkland and bike paths, your

transport options are in abundance. You will have to be quick to inspect, as a ground floor unit that ticks this many boxes will not last long. This is a tantalising opportunity for both owner-occupiers and investors alike and deserves your personal inspection!

Please call Michael McMahon – 0413806161 or michael.mcmahon@mgmhomes.com.au for more details.

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