

1/134 Hardgrave Road, West End, Qld 4101

Sold Apartment

Wednesday, 27 March 2024



1/134 Hardgrave Road, West End, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sue Buchanan
0409745480

\$450,000

Positioned at the rear of the complex on the corner of Whynot Street and Rick Lane, a quiet and convenient location within a 2 minute stroll to cafes, restaurants, shops and bus stops. Unique to the complex, this tightly held courtyard apartment features numerous one-of-a-kind features to others in the Portofino complex.- Only apartment with Courtyard in complex- Only apartment with direct access to Pool in complex- Only apartment with increased internal size to the larger layouts in complex - Only new apartment added during the development of existing building in 1996- Lock up garage (only 1 of 2 in complex)Currently vacant and ready for immediate occupancy, some of the many features include:- Large private fenced North-East facing Courtyard with mature landscaping- Direct access from courtyard to pool (historically pool is rarely used by others) - Lock up garage (only 1 of 2 in complex) within secure gated enclosure- Open plan living opening onto courtyard - Freshly painted interior- Refurbished kitchen, new dishwasher, new induction cooktop, new convection oven- Spacious bedroom with mirrored built in robes- Refurbished bathroom with laundry- New hot water system- Air conditioning- Security bars and screens throughout - Energy and water efficient fittings- Electricity - Complex Solar PV scheduled for install 2024/5- Accessible ground floor position suitable for ambulant disability - No adjoining/shared walls = No neighbours- Windows/doors on four sides providing natural light and breezes- Intercom- Quiet community-orientated street, join the neighbours for street cricketGreat location within easy access to all that West End has to offer including: - 2 minute walk to numerous cafes, restaurants, shops - 2 minute walk to bus stops direct to South Bank, CBD and New Farm (routes 199/196)- 12 minute walk to ferry direct to UQ - Close to Cycling paths- 10 minute walk to river walks - 12 minute walk to heart of West End Body Corporate approx. \$938 per quarter Rates approx. \$402 per quarterCurrently vacant and ready for immediate occupancy Rental appraisal \$480 to \$500 per weekInvestors, first-home buyers, or professionals looking for a central Brisbane base should not look past this opportunity!