

**1/17 Annie Street, Camp Hill, Qld 4152**

**JEFFJONES**

**Unit For Sale**

Thursday, 1 February 2024

1/17 Annie Street, Camp Hill, Qld 4152

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 110 m2**

**Type: Unit**



Marie McMenemy

0410638035

## For Sale

Light, bright and spacious, this sturdy brick apartment fits the criteria for a perfect investment, first home or project for the keen renovator. Positioned within a neat brick complex of four in the central suburb of Camp Hill, this two-bed, first floor apartment has all the makings of a sleek inner-city oasis. Boasting an expansive balcony surrounded by natural greenery, the property is conveniently located seven minutes from Westfield Carindale, five minutes from Norman Park and Coorparoo Stations and three minutes from Coorparoo Square. The 1980's apartment contains two generous bedrooms, an updated shower, good sized kitchen and open plan tiled living area that accesses the balcony through sliding doors. The kitchen offers ample cabinetry including electric cooktop and oven. The bathroom has an updated shower recess, large vanity and toilet, with the property also incorporating a single spacious lock-up garage and air conditioning to the living area. Situated in a desirable neighbourhood, the property will have instant appeal to those looking to either move straight in or searching for a home to put their own stamp on. Currently tenanted until the 5th June 2024 @ \$400 per week, there is also the opportunity to secure a lucrative investment with an attractive rental yield. Walk to parks, cafes and schools including Camp Hill State School and St Thomas Catholic Primary School from the well-positioned property, ideally located less than 6km from the Brisbane CBD. - First floor apartment positioned within brick complex of 4 with front balcony - 7 mins from Westfield Carindale, 5 mins from Norman Park/Coorparoo Stations ; 3 mins from Coorparoo Square - Apartment contains 2 generous bedrooms, cute bathroom, open plan kitchen & living areas that accesses the balcony through sliding doors - Currently tenanted until June 2024 @ \$400 per week - Walk to parks, cafes & schools including Camp Hill SS & St Thomas Catholic Primary School - Less than 6km from the Brisbane CBD