

**1/85 Lower Cairns Terrace, Paddington, Qld 4064**



**Apartment For Sale**

Thursday, 11 April 2024

1/85 Lower Cairns Terrace, Paddington, Qld 4064

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 129 m2**

**Type: Apartment**



Arthur Conias Ashgrove  
0733665826

**From \$839,000**

\* Spectacular sunset views from the private balcony\* Recently renovated and move-in ready\* High-end upgrades including Miele appliances\* Boutique complex with only 6 units \* Prime location: Walk to Suncorp Stadium\* Inspections by appointment only - Call 24hrs

Welcome to your new home at 1/85 Lower Cairns Terrace, Paddington – where contemporary living meets urban convenience! Arthur Conias Ashgrove is thrilled to present this beautifully renovated property, offering a seamless blend of modern comfort and everyday convenience. This modern apartment has recently undergone extensive cosmetic touch-ups, ensuring it's ready for you to simply move in and enjoy. Boasting a plethora of upgrades, including LED lights, fans, A/C's, flooring, a custom-built master wardrobe, and bespoke Tasmanian Oak timberwork, every detail has been meticulously curated to provide quality, style, and functionality. Nestled within a boutique complex of only 6 units, this residence features 2 bedrooms and 2 bathrooms, including a master ensuite for added privacy and convenience. The Hybrid Murray Blackbutt flooring exudes warmth throughout, while sleek white cabinetry in the kitchen, complemented by the new Miele stove and oven, enhances the light and airy feel within the home. Additionally, a built-in breakfast bar/study nook offers versatility and functionality, catering to modern lifestyles. Step outside onto your generous private balcony, complete with downlights and a ceiling fan, where you can bask in breathtaking views of the hills of Paddington and soak in the mesmerising sunsets. Whether you're entertaining guests or enjoying a quiet morning coffee, this outdoor oasis is sure to become your favourite retreat. Convenience is at your doorstep, with Suncorp Stadium just a leisurely 1km stroll away, while the vibrant Latrobe Terrace, Given Terrace and Caxton Street beckon with their array of dining and entertainment options. The CBD is a mere 2km from home, ensuring effortless access to all that Brisbane has to offer. With its prime location, you'll find yourself effortlessly connected to everything Brisbane has to offer, from the lush greens of Victoria Park Golf Club to the world-class amenities of Southbank and the CBD. Families will appreciate the proximity to esteemed educational institutions such as Brisbane Grammar School, while the tandem lock-up garage provides secure parking for your vehicles, or for parking a single car and having a gym, workshop or trailer in the rear of the space. Additionally, the garage boasts a generous ceiling height of 3 meters, ideal for incorporating hanging storage solutions to maximize space efficiency. Don't miss this rare opportunity to secure your slice of urban paradise in the heart of Paddington. Contact Arthur Conias Ashgrove today to arrange your private viewing and make 1/85 Lower Cairns Terrace your new address!

\* Important \* Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing. Buyers are encouraged to do their own research.