

**10/331 Gregory Terrace, Spring Hill, Qld 4000**



**Unit For Sale**

Thursday, 13 June 2024

10/331 Gregory Terrace, Spring Hill, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 83 m2**

**Type: Unit**

## Offers Over \$450,000

Welcome to your new urban abode, where convenience meets spacious living. Nestled high on the hill, capturing beautiful breezes, you are just a short stroll from the CBD and all this area has to offer. This exceptional one bedroom apartment offers a lifestyle more akin to a townhouse, with features rarely found in similar properties. Enjoy a larger-than-average layout designed for those who crave space and comfort. The open living area seamlessly flows into a private, paved courtyard lined with a low-maintenance garden, perfect for outdoor entertainment and relaxation. Experience the luxury of a newly renovated, spacious modern bathroom in a warm, neutral palette. Pet owners will be delighted to know that the body corporate has previously approved pets, making this apartment ideal for animal lovers. Benefit from a safe environment with excellent security features throughout the property. The entertainer's kitchen boasts ample storage, perfect for culinary enthusiasts, while the king-sized master bedroom is bathed in natural light from two picture windows and a mirrored double wardrobe. Rear street access to the separate garage with secure internal entry to the apartment ensures peace of mind. Additional convenience comes in the form of a 2m x 2m storeroom near the garage. This quality, boutique building offers unparalleled privacy from neighbours and Gregory Terrace, creating a tranquil oasis in the heart of the city. Discover the perfect blend of privacy, space, and convenience at 331 Gregory Terrace.

**FEATURES AT A GLANCE:-** Bedroom has space for a King-Size bed as well as a desk or lounge, and mirror-door double wardrobe- Newly renovated bathroom in warm, neutral tones, with a full-sized laundry area and lots of storage space- Entertainer's kitchen is large enough for even the most avid home chef, with Stainless Steel appliances and high-backed benchtop return, to hide the dishes from your guests- The living and dining area has ample space for your lounge and indoor dining table and has high ceilings for that extra feeling of spaciousness- A paved courtyard is accessed through floor-to-ceiling doors with security and full length block-out curtains- Low-maintenance Garden surrounds the courtyard; perfect if you would like to grow your own kitchen herbs or vegetables- Body Corporate have previously allowed pets and is a pet-friendly apartment- This apartment comes with a 2m x 2m lockable storage room with plumbing and a bench - Oversized, separate, single lock-up garage has 3 metre high ceilings, and also has space for storage and secure access to the building

**LOCATION, LOCATION, LOCATION!!** 331 Gregory Terrace is at the top of Spring Hill, where urban convenience meets suburban tranquillity. This prime location offers unparalleled proximity to some of Brisbane's most sought-after amenities. Just a short stroll away, you'll find the scenic Brisbane River Walk and the vibrant Howard Smith Wharves precinct, perfect for leisurely weekends and evenings out. With the Brisbane CBD less than 2km away, you're never far from the city's bustling core, making your daily commute a breeze. Whether you're a professional looking for easy access to the CBD or a person seeking a vibrant, connected community, 331 Gregory Terrace offers the ideal blend of accessibility, lifestyle, and convenience with close proximity to Fortitude Valley, Centenary Pool or even walking distance for health professionals at the RBWH; this property suits a myriad of buyers.

**DISCLAIMER:** This property has a tenant in place until January 2025 - please speak to Kath about the details of this tenancy. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. For a personal inspection time that suits you - call or email Kath, she would love to hear from you!