

# 1088/36 Evelyn Street, Newstead, Qld 4006

## Unit For Sale

Wednesday, 17 April 2024

1088/36 Evelyn Street, Newstead, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Sale By Negotiation

Welcome to 1088 of 36 Evelyn Street, Newstead, a chic and modern urban oasis. Nestled in the heart of Newstead, this 1-bedroom, 1-bathroom, 1-car apartment offers the perfect blend of contemporary design and urban convenience. This sophisticated unit is part of the stylish Newstead Series complex in the Carlyle building, and is an ideal haven for first home buyers seeking a vibrant inner-city lifestyle. As you step into the apartment, you'll be greeted by an open and well-lit living space with floor-to-ceiling windows. Walking through this living space leads you to the balcony, Enjoy your morning coffee with a cooling breeze, or entertain friends and family. The kitchen is designed for functionality and modern living, featuring stone benchtops, stainless steel appliances, and plenty of storage space. There's a breakfast bar for casual dining, perfect for quick meals or entertaining guests while cooking up a storm. The balcony can be accessed from the kitchen a thoughtful layout ensures a fluid transition between the spaces. The bedroom is a tranquil retreat with large windows allowing natural light to fill the room. With ample room for a king-sized bed and a built-in wardrobe, this bedroom offers both comfort and convenience. Lovers of greenery will also be excited by the plants growing in window boxes outside, and the vibes that cascade down the building's exterior. 1088/36 Evelyn Street features an elegant bathroom with floor-to-ceiling tiles and contemporary fittings, plus an internal laundry room for added convenience. The apartment also features a fantastic space for those working from home, with ample room for a desk and storage. On top of this, the unit comes with a car space, so you won't need to worry about finding a parking spot at the end of a long day. Fees and rates: - Body corporate rates approx \$1016 per quarter - Brisbane City Council rates approx \$480 per quarter- Water rates approx \$190 per quarter- Rental Appraisal: \$650 - \$700 per week Residents of the Carlyle complex have access to a number of resort-style facilities including a 25-metre swimming pool, spa, gym, sauna, cinema, pizza oven, communal barbecue area, and lush gardens. Intercom provides added security and peace of mind for those living in the complex. Located in the heart of Newstead, you'll have everything at your doorstep - from trendy cafes, restaurants, and bars to parks and walking tracks along the Brisbane River. The bustling Gasworks precinct is also just a short 400-metre walk away, offering an abundance of shopping and dining options. There are plenty of public transport options nearby for easy access to the CBD and other inner-city suburbs. The apartment at 1088/36 Evelyn Street offers a modern, stylish living experience in a highly sought-after Brisbane location. With its spacious layout, abundant natural light, and convenient amenities, this unit is perfect for those looking to live an urban lifestyle without sacrificing comfort and tranquillity. Contact Nicholas McCluskey on 0416 121 550 to organise your inspection of this fantastic apartment today.