

**11/26 Vine Street, Ascot, Qld 4007**



**Sold Apartment**

Monday, 11 December 2023

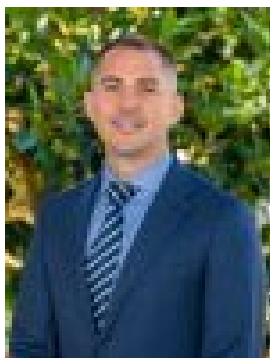
11/26 Vine Street, Ascot, Qld 4007

**Bedrooms: 2**

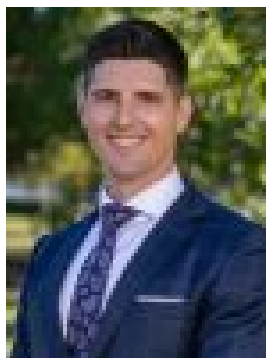
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Alexander Shean  
0414841085



Caleb Mayberry  
0414715101

**\$625,000**

Welcome to 11/26 Vine Street Ascot! This stunning unit is now available for sale, offering a perfect blend of comfort, style, and convenience. Located in the sought-after suburb of Ascot, the dual access to both Racecourse Road and Vine Street is sure to impress. Set over two levels, this bright and spacious unit offers 2 bedrooms, 2 bathrooms & 2 balconies, making it ideal for those seeking a functional living space just a stone's throw from Racecourse Road. The unit also includes a garage space, ensuring that parking is never a hassle. The kitchen is equipped with quality appliances and ample storage space, making cooking a breeze. The timber-look flooring adds a touch of warmth and elegance to the overall ambiance. The well-maintained building ensures a safe and secure living environment. Conveniently located, this unit offers easy access to the shops and restaurants along Racecourse Road and is in close proximity to the Ascot Train Station, Hamilton Bowls Club & local schools. Whether you're looking for a peaceful retreat or a vibrant city lifestyle, this property has it all. Don't miss out on the opportunity to own this exceptional unit. Contact us today to arrange a viewing and make this property your own. Body Corporate: approx. \$1,482.33 per quarter (10% discount if paid on time) Sinking Fund Balance: \$62,336.27 as at 14.11.2023 Currently tenanted for \$525 per week until January 2024. Council rates: \$480.80 per quarter Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.