

**11/275 Cornwall Street, Greenslopes, Qld 4120**



**Unit For Sale**

Monday, 15 April 2024

11/275 Cornwall Street, Greenslopes, Qld 4120

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Matthew Griffin

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## OFFERS OVER \$599,000

Nestled on the first floor at the rear of the complex and located within 6 kilometres of the Brisbane CBD, this cleverly designed apartment is currently tenanted and would be perfectly suited to first home buyers, investors, empty nesters or anyone seeking a convenient and comfortable lifestyle. This ultra-convenient position is just moments from Stones Corner's vibrant retail and café precinct, Buranda Train Station, the Eastern Busway at Greenslopes, Greenslopes Private Hospital, the Princess Alexandra Hospital and so much more. Inside features a generous open plan living / dining area with direct connectivity to an expansive, private balcony. Master bedroom with walk-through wardrobe and ensuite. Second good-sized bedroom with built-in wardrobe and ceiling fan. Well-appointed kitchen with stone benchtops, dishwasher and pantry. Main bathroom with shower over bath and also comes with additional storage for bikes etc. There is also secure parking for one car, a secure storage compartment and gated intercom access to the complex for added security. Call today for an immediate inspection as these little gems never last very long.

**Additional Features:** Currently rented until the 12th of August 2024  
Current rental return - \$610 per week  
Body Corporate Fees - Approximately \$710 per quarter  
Sinking Fund Balance - Approximately \$81,000 as of 1st April 2024  
Council Rates - Approximately \$495 per quarter  
Water Rates - Approximately \$350 - \$400 per quarter depending on usage  
21 Units in the Complex  
Built in 2016  
Prep to Year 6 - Greenslopes State School  
Year 7 to Year 10 - Brisbane South State Secondary College  
Year 11 to Year 12 - Coorparoo Secondary College  
Greenslopes Private Hospital - 1.5 kilometres  
Greenslopes State School - 750 metres  
Greenslopes Busway - 1.4 kilometres  
Buranda Busway - 950 metres  
Stones Corner Café and Dining Precinct - 300 metres  
Brisbane CBD - 5.5 kilometres