

11/40 Lang Parade, Auchenflower, Qld 4066

Raine&Horne.

Apartment For Sale

Friday, 17 May 2024

11/40 Lang Parade, Auchenflower, Qld 4066

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Bryan Reed
0412676422

Offers over \$500,000

This top-floor 2-bedroom, 1- bathroom apartment nestled in a boutique complex of 11 offers a lifestyle of ease and sophistication. As you step inside, you're greeted by the warmth of timber look flooring that flows seamlessly throughout the open-plan living area. The living area extends to a private balcony, perfect for alfresco dining or simply unwinding with panoramic views that stretch as far as the eye can see. The kitchen features ample bench and cupboard space, ideal for culinary enthusiasts and entertainers alike. Retreat to the two bedrooms, each adorned with built-in wardrobes, ceiling fans, and carpeting, ensuring a restful night's sleep. The main bathroom, complete with an internal laundry adds to the functionality and convenience of this abode. Additional features include a single lock-up garage, providing secure parking, and easy access to everyday amenities. Enjoy the proximity to the renowned Wesley Hospital, Auchenflower train station, Suncorp Stadium, Park Road restaurants, lush parks, and the bustling CBD. Features Include: • Small complex of 11 • Top floor • N/E aspect • Single lock-up garage • Brisbane CBD only 3.2 kms • Body Corporate Levies \$3150 P/Y • Sinking Fund \$123,310 • BCC rates \$1983 P/Y • Currently rented at \$500 P/W until 24/08/24