

11/6 Babarra Street, Stafford, Qld 4053

THE AGENCY

Apartment For Sale

Friday, 3 November 2023

11/6 Babarra Street, Stafford, Qld 4053

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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For Sale

This modern and secure apartment in a prime Stafford location presents a fantastic opportunity. It boasts a spacious open plan kitchen, living, and dining area, two generously sized Queen bedrooms, and a balcony. This complex is highly sought after by both owner-occupiers and investors, particularly attracting medical, army, and shift personnel due to its excellent location and security features. Investors can rest assured of a steady stream of tenants. The building's convenience is further enhanced by a lift that takes you directly from the secure basement parking to your floor, making it suitable for individuals of all ages and physical abilities. Inside, the unit offers an air-conditioned open plan kitchen, dining, and living room seamlessly connected to a balcony, perfect for embracing the vibrant Brisbane lifestyle. The kitchen is well-equipped with stainless steel appliances and offers ample cupboard space, with the option to add a center bench if desired. The living areas feature stylish timber-look flooring, and with a fresh coat of paint and new carpets, this 2-bedroom apartment is poised to become your ideal home. The master bedroom is exceptionally spacious, featuring a built-in robe and an ensuite. The second queen-sized bedroom also boasts a built-in robe and has its own bathroom with a bathtub. This versatile layout accommodates various living arrangements seamlessly. Other features include:

- Built in 2011 and whole complex has been repainted, foyer carpets and gas hot water system replaced, and there's still \$627,430.81 in the sinking fund.
- Double glazed windows and doors
- Reverse cycle air-conditioner in kitchen/living/dining
- Fans in the bedrooms
- European laundry plus storage cupboard
- CCTV security, Intercom and security access at entry
- Secure Remote Designated Undercover Parking for your car.
- Internal Lift from the secure carpark to your Floor
- Complex Pool with BBQ entertaining area
- Excellently maintained gardens.
- Disabled/ Wheelchair access
- Pet friendly complex (STBCA).
- Very popular complex, rents for \$440 per week until 28/3/24 (Rental Appraisal \$550 - \$600 per week)
- Body Corp approx \$113 per week (admin, sinking and insurance if paid on time)

Great size at 87sqm Only 8km to the CBD, with a bus-stop at your doorstep, less than 2 km drive to tunnels, and an easy walk to Shops, Cafe's, Restaurants, Stafford City Shopping Centre and the Kedron Brook bike-way; this really is an unbeatable unit in an unbeatable location. Whether you're looking for a new home to live in or a great investment unit, this one will tick all of the boxes. Contact Megan today on 0439 941 501 and I will organise a private inspection or see you at the open on Saturday. Please note: virtual furniture has been added into images. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.