

# 11/702 Brunswick Street, New Farm, Qld 4005



## Apartment For Sale

Thursday, 6 June 2024

11/702 Brunswick Street, New Farm, Qld 4005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Anthony Oddo

0430028254

## Over \$440,000

\*Access via Annie Street\* Tucked away behind the commercial shops on Brunswick Street, in a separate building up one flight of stairs, sits this super convenient pad with an excellent layout and loads of potential. With 58sqm in total, a lovely northeast aspect, and a pleasant green outlook over New Farm and Teneriffe hill, it is the perfect property for first-home-buyers or investors. Set far back from Brunswick street (the main entry is via Annie Street) it is one of only eight residential apartments in the complex. With the balcony facing northeast over New Farm, it has a very peaceful and homely feel. The kitchen is generous in size with plenty of room for your culinary needs, it overlooks the lounge and balcony capturing plenty of morning sun and natural light throughout the day. Ideal for a convenient and comfortable lifestyle. One of the best features of this property is its location, it's only 2.5km to Brisbane City and just a short walk to some of Brisbane's best amenities such as the Howard Smith Wharves, James Street Precinct, New Farm Park, as well as an array of cafe's, bars, shops and restaurants. And with ample public transport options available nearby, there will be little need to use the car. Vacant possession is available, contact Anthony on 0430 028 254 to register your interest before it goes under contract. Features:- Furniture included in sale- Bedroom windows double glazed- Designated car space underneath- Visitor parking available- Air conditioning in living area- Separate laundry area- Built-in wardrobes and linen cupboards- Ceiling fans in bedroom and balcony- Gas cooktop, compact dishwasher- Rental appraisal \$525 - \$550 p/week (Furnished)- Rental appraisal \$480 - \$500 p/week (Unfurnished) - Body Corporate fees \$1,138.20 per quarter- Sinking fund balance \$21,478.99