

**1102/31 Musk Avenue, Kelvin Grove, Qld 4059**



**Sold Apartment**

Friday, 18 August 2023

1102/31 Musk Avenue, Kelvin Grove, Qld 4059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$638,000**

Ideally positioned just a few minutes walk from QUT Kelvin Grove Campus this is the perfect pad for students or wise investor looking for the blue-chip stock in the market. Situated in the heart of the bustling Kelvin Grove Urban Village is this spacious 78sqm residence. Everything you need is at your doorstep QUT, transport, parks, supermarket and an endless array of cafes and restaurants. Sitting on the 11th floor and boasting a sought-after North East Aspect, as the Only one in the building, this immaculate apartment spreads across 78 metres of contemporary living spaces and sun-drenched balcony perfect for those who likes to sitdown and relax in the warm sunshine with unblocked 270 degree city view. An internal study nook and ultra high-speed internet ensures there is no excuse to get your assignment finished on time. The practical and modern kitchen features quality stainless steel appliances including dishwasher and gas cooking. An open plan living/dining space overlooks the balcony and ensures natural breezes fill the apartment year-round. Appointed to an excellent standard and featuring ducted air-conditioning, floor to ceiling glazing, this is the ideal opportunity to secure a property in one of Brisbanes premier education precincts. The property is currently tenanted at \$600 per week till start of 2024. Council rates: about \$450 per quarter Water and Sewage: about \$300 per quarter Body Corporates: \$1099 per quarter