

**1103/28 Lower Clifton Terrace, Red Hill, Qld 4059**



**Sold Apartment**

Thursday, 22 February 2024

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Douglas  
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**\$567,500**

Welcome to your perfect urban retreat! Nestled within a charming boutique complex, this ground-floor apartment offers the epitome of contemporary living, seamlessly blending comfort, style, and convenience. As you step inside, you'll be greeted by a bright and airy living space, adorned with sleek modern finishes and flooded with natural light. The open-plan layout effortlessly connects the living, dining, and kitchen areas, creating a welcoming ambiance ideal for both relaxation and entertainment. The kitchen showcases stainless steel appliances, ample storage space, and a convenient breakfast bar, perfect for whipping up delicious meals while engaging with guests or family members. Additionally, it features a gas cooktop and an added built-in wine fridge. Retreat to the spacious bedroom, featuring plush carpeting, a built-in wardrobe, and large windows overlooking the tranquil courtyard. With the added convenience of a modern bathroom, internal laundry facilities, and allocated parking, every aspect of comfort and functionality has been meticulously considered. Sliding glass doors lead you to your private oasis - a generously sized courtyard, providing the ideal setting for alfresco dining, gardening, or simply basking in the sunshine. This outdoor sanctuary offers endless possibilities for outdoor enjoyment and relaxation, right at your doorstep. Additional features One car space in secure carpark Lift access direct to front door, located on level one Body corporate: \$1,309.61 per quarter Sinking fund as at end of FY23 - \$28,393.07 Current rental being achieved (tenants move out on the 08/04/2024): \$580 per week New rental appraisal in line with the current market: \$600 per week Pets allowed: Yes under 10kg Located within the boutique "Alto & Tenor" complex, this apartment offers a sense of community and exclusivity. The location boasts close proximity to QUT Kelvin Grove and Kelvin Grove State College, perfect for students and families alike. Additionally, the vibrant Kelvin Grove Urban Village awaits nearby, with its lively markets every Saturday. For leisurely pursuits, residents can indulge in the lush greenery of Victoria Park Golf Complex and parklands, ideal for a relaxing day outdoors. Furthermore, the close proximity to the Brisbane CBD, just 2.5km away, ensures easy access to the city's bustling hub.