

**12/11-15 Adelaide Street, Carina, Qld 4152**

**TOBIN:**

## **Apartment For Sale**

Friday, 3 November 2023

12/11-15 Adelaide Street, Carina, Qld 4152

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Craig Loudon  
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## Guide: \$550,000 - \$600,000

Situated in an extremely convenient Carina location, this stunning second floor apartment delivers the ultimate in low-maintenance luxury, and is perfect for busy professionals, downsizers or astute investors! Beautifully presented, the spacious open plan living area flows seamlessly to a private north facing entertainment deck which includes an outdoor kitchenette, just ideal for gathering with friends. Subtly sophisticated, the kitchen features gorgeous stone benchtops with a waterfall end, quality stainless steel appliances and elegant timber cabinetry. Featuring breakfast bar seating, it provides a warm and inviting hub to the home, and an elegant cooking experience. Featuring two spacious bedrooms, the light filled master suite offers soft neutral tones and glass sliding doors which open to the deck. A stylishly appointed ensuite with floor to ceiling tiles plus floor to ceiling wardrobes service this private haven. And with a tidy study nook that neatly closes away, it is perfect to work from home! Architecturally designed by the renowned Scotmore Builders, 'Central on Adelaide' is a boutique community offering sophisticated living and a vibrant lifestyle second to none. Just footsteps from a great café, bakery and large IGA, residents will also enjoy the easy walking distance to bus transport, and Westfield Carindale. Just a short commute to the city, and close proximity to a range of premium private and public schools, there is truly no better location or lifestyle. Features of this stylish apartment include:- Light filled master suite, ensuite, floor to ceiling robe and air conditioning- Second spacious air conditioned bedroom with walk in robe plus study area- Extra study nook cleverly tucked away in the living space- Well appointed family bathroom with bath/shower combination- Contemporary kitchen, stone waterfall benchtop, quality appliances, ample storage- Spacious open plan living, opening to gorgeous alfresco with outdoor kitchenette- Secure basement single car accommodation with remote lock up garage door- Internal entry from the car accommodation to the foyer- Entry foyer includes intercom security and the in complex elevator- Annual Body Corporate levies \$3,037.02 (1 March 2023 to 29 February 2024)- Current Sinking Fund balance: Approximately \$89,000.00- Most recent Brisbane City Council rates: \$273.91pq- Rent Appraisal: Approximately \$600-\$650pw Carina is one of Brisbane's fastest growing suburbs, and it is easy to see why. Just 20 minute's drive to the CBD, 5 minute's drive to the north & south bound entry of the Gateway Motorway. There is a wonderful bus service, heaps of parkland, walking tracks, cafe's restaurants and many other facilities to enjoy our wonderful lifestyle. Come along to one of our upcoming open homes or contact the agent, Craig Loudon, if you would like any other details.