

13/15 Lloyd Street, Alderley, Qld 4051



Unit For Sale

Wednesday, 24 April 2024

13/15 Lloyd Street, Alderley, Qld 4051

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 151 m2

Type: Unit



Scott Rumble
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For Sale

Showcasing spacious, easy-care living in a quiet street this contemporary, executive residence is ideally located close to Alderley's vibrant cafes, shops and transport. One of only fifteen in a boutique apartment complex, the light, open and thoughtful layout ensures this quality property maximises all available space whilst offering a secure, flowing connection between indoor and outdoor areas, offering the epitome of a relaxed, inner-city lifestyle. Move-in-ready, the apartment features two generously sized bedrooms, both with built-in robes, stylish bathrooms finished in neutral palettes, a wonderfully spacious open-plan living/dining area with seamless access to the covered balcony, and a central, well-appointed kitchen complete with stone benchtops and stainless steel, European appliances. Highlighted features include:- Two good-sized bedrooms with mirrored built-in robes, ceiling fans - Two stylish bathrooms with ensuite in Master- Modern kitchen with abundant storage, stunning stone benchtops and European appliances, including gas cooking- Two fully tiled, large, private entertainment terraces- Spacious living area enjoys views and direct access to the terrace outside- Stunning porcelain tiles in the kitchen and dining areas- Quality carpeting through bedrooms- Air conditioning throughout- Security screens and secure lobby entrance with intercom access- Secure, single vehicle garaging with additional secure storage- Property is currently tenanted until September 2024 - Current weekly rental income of \$520 per week - Body Corporate fees are approximately \$522 per quarter - Council Rates are roughly \$402 per quarter Offering a coveted lifestyle in a blue-chip suburb, the best of Alderley is right on your doorstep. Alderley is a leafy, highly desirable, inner-northern suburb of Brisbane, less than 7 kilometres from the CBD and offers excellent, city commuting options, and outstanding local amenities and infrastructure. The property is ideal for owner-occupiers and investors seeking an executive residence within walking distance to Alderley's exceptional cafes, restaurants, shops and outstanding public transport options for commuting. City-bound bus stops are 400m away, Alderley Station is 3 minutes by car, and recreational offerings are abundant with several leafy parks including Banks Street Reserve, bike tracks and the Newmarket Swimming Pool all on the doorstep. Coles Alderley and Newmarket Village are within a four minute drive, and excellent nearby educational options include catchment schools of Newmarket State Primary School and Everton Park High School, as well as Hillbrook Anglican School, Mt St Michael's College, Mt Maria College, and Our Lady of the Assumption primary school. This is such a great location and an excellent buying opportunity for a substantial apartment in the heart of Alderley. Don't miss the opportunity to secure this fabulous home. Please contact Scott from The Scott Rumble Team, who welcome your enquiries.