

**13/38 Durham Street, St Lucia, Qld 4067**



**Unit For Sale**

Wednesday, 12 June 2024

13/38 Durham Street, St Lucia, Qld 4067

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 124 m2**

**Type: Unit**



Brett Andreassen  
0421723713

## Offers Over \$650,000

Quick Details Rates: \$480/qtr Body Corporate: \$3,564/annum Sinking Fund Balance: \$131,151.94 Age: 1982 Number in Building: 14 Investment Information: Vacant. Potential \$620 - \$640/week

Welcome to 13/38 Durham St, St Lucia, a top floor mutuals apartment that offers practical living with a functional design. This two bedroom, two bathroom apartment provides ample space for comfortable living. With its large balcony and convenient location, it's an ideal choice for those seeking a straightforward and accessible home.

- Two generously sized bedrooms with built-in wardrobes
- Two bathrooms, including an ensuite in the master bedroom
- Open plan living and dining area with ample natural light
- Large balcony suitable for outdoor dining and relaxation
- Secure single garage

Located in the heart of St Lucia, this apartment provides easy access to the University of Queensland, making it an attractive option for students and professionals. Public transport is readily available with the CityCat and Buses just a short walk, and nearby shopping and dining options add to the convenience. The Brisbane River and local parks are within walking distance, offering pleasant recreational opportunities.

This apartment is ideal for first home buyers looking for a practical and affordable entry into the property market. Investors will find strong rental potential due to the proximity to the university. Additionally, parents seeking a convenient and safe residence for their children studying at the University of Queensland will find this property a suitable investment. Seize the opportunity to own this functional top-floor apartment in the well regarded suburb of St Lucia.

Whether you're investing, buying your first home, or seeking accommodation for your children, 13/38 Durham St offers the smart choice. Contact us today to arrange a viewing and see the potential this property holds.