

1304/17 Longland Street, Newstead, Qld 4006

Unit For Sale

Wednesday, 17 April 2024

1304/17 Longland Street, Newstead, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Sale By Negotiation

Discover urban living at its finest in this stylish 2 bedroom, 2 bathroom apartment nestled right in the heart of vibrant Newstead. Fantastic for first home buyers that want a prime inner-city location, or investors after a low maintenance property. The apartment boasts a modern and functional design, making the most of the available space. Entering the property, you'll be greeted by the large kitchen, perfect for those that love to cook. There's plenty of room for storage, stone benchtops, and modern, stainless steel appliances that make preparing meals (and the cleanup after!) a breeze. Flowing on from the kitchen is the open plan living and dining space. With crisp white walls and a large floor-to-ceiling window, the room is bathed in natural light, with a bright and inviting atmosphere. This room also has a balcony for enjoying your morning coffee or alfresco dining in the fresh air. The main bedroom is the real show-stopping feature of this home. The unique, curved wall is adorned with a strip of windows, letting lots of light and fresh air into your space. This bedroom also has a large walk-through wardrobe and an ensuite bathroom, ensuring comfort and convenience. The second bedroom is also well-sized and offers plenty of natural light from the large windows. It's perfect for guests or as a home office, providing you with flexibility to suit your lifestyle. Both bedrooms and the living room have air conditioning for cooling down in the warm summer months, and keeping warm in the winter. Positioned on the 3rd floor of Dwell Newstead, you'll also have access to the amenities the building has on offer. This includes on-site management, BBQ facilities, and outdoor lounge area. There's also 24/7 video surveillance for added security. With its convenient location, this apartment puts you within walking distance of some of Newstead's finest dining, shopping, and entertainment options. Grab a drink just 600-metres away at Green Beacon or take a 7-minute walk to The Triffid to see a show. You'll also be less than 200-metres from Gasworks Plaza for your weekly shop, and only 300-metres from the Newstead Riverwalk. Notable Fees:- Body Corporate \$1296 per quarter (Approx)- Sinking Fund \$165,671.56 - Brisbane City Council \$430 per quarter (Approx)- Rental Appraisal \$800-\$850 Per week 1304/17 Longland Street, Newstead is close to a number of bus stops plus the Teneriffe Ferry Terminal, making it perfect for those who commute into the city. The apartment comes with a secure car space, so you won't need to worry about trying to find a park after a long day. This unit is located within the catchment for New Farm State School, Fortitude Valley State Secondary College, and Kelvin Grove State College. Experience the pinnacle of urban living in Newstead. Schedule your viewing with Junction Estate Agents today and secure your future in this thriving community.