

15/6 Babarra Street, Stafford, Qld 4053

Sold Unit

Wednesday, 6 March 2024

15/6 Babarra Street, Stafford, Qld 4053

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 88 m2

Type: Unit



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\$530,000

Rarely will you encounter a contemporary, secure apartment boasting two generously sized bedrooms and a spacious balcony in such a prime location. Nestled at the rear of the building, this unit faces north east and offers a delightful vista overlooking the oval and surrounding Stafford. Positioned at the building's end it enjoys abundant natural light. Accessible via a lift from the secure basement parking, this unit accommodates individuals of all ages and physical capabilities. The open-plan kitchen, dining, and living area, bathed in natural light and equipped with air conditioning, seamlessly blend with the balcony, epitomizing the perfect Brisbane indoor/outdoor lifestyle. The modern, two-tone kitchen features stainless steel appliances, ample cupboard space, and a sleek design. With light timber look vinyl flooring in the living areas, carpet in the bedrooms and modern tones throughout this apartment is sure to impress. The master suite boasts mirrored robes and an ensuite, while the second queen-sized bedroom includes a built-in robe and a bathroom with a bath. This versatile layout caters for a multitude of living situations including owner occupier, renting out one room or investor looking to rent out the whole unit. With a larger than normal entry this area has 2 double storage cupboards and a European laundry. The unit also has a designated and secure car space. Additional highlights include:??Complex built in 2011, recently repainted with new carpets in the foyer??Reverse cycle air-conditioning in the kitchen/living/dining area??Ceiling fans in the bedrooms??European laundry??CCTV security, intercom, and secure entry access??Designated undercover parking with remote access??Internal lift from the carpark to your floor??Complex amenities such as a pool with BBQ area and well-maintained gardens??Disabled/wheelchair access??Pet-friendly complex (subject to body corporate approval)??BCC Rates \$480 approx per qrt, BC fees \$1520 per qrt (admin, sinking and insurance if paid on time)Rental potential of \$580 - \$620 per week, vacant upon settlementConveniently located only 8km from the CBD, with a bus stop at your doorstep and easy access to tunnels, shops, cafes, restaurants, Stafford City Shopping Centre, and the Kedron Brook bike-way, this unit offers unparalleled convenience. It is highly sought after by both owner-occupiers and investors, particularly attracting medical, army, and shift personnel due to its excellent location and security features. Investors can rest assured of a steady stream of tenants. With unit prices on the rise, seize the opportunity today. Contact me now on 0439941501 to arrange a private inspection or join us at the next open house.