

**1501/35 Burdett Street, Albion, Qld 4010**



**Unit For Sale**

Wednesday, 8 May 2024

1501/35 Burdett Street, Albion, Qld 4010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 103 m2**

**Type: Unit**



Will Bertelsen  
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Daniel Fletcher  
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## Auction

A fusion of style and comfort, this striking oversized apartment showcases contemporary finishes and generous proportions throughout. It promises ultra-convenience being positioned within walking distance of buzzing cafes, restaurants, bars, transport and quality public green spaces - providing a ready-made haven designed for contemporary living. Expansive oversized open plan layout 103m<sup>2</sup> living awash in natural light Floor to ceiling glass doors slide open to a 17m<sup>2</sup> balcony Gourmet stone kitchen with S/S appliances Master bedroom with walk-in wardrobe and ensuite Genuine second bedroom with built-in wardrobes Chic bathrooms with quality fittings and fixtures Internal laundry Air conditioning, intercom security Two secure car spaces Low Body Corporate fees Spa, Pool & Gym Zen and communal herb gardens Central location close to many vibrant cafes and restaurants Located in the prestigious Ascot State School / Kedron State High School catchment zones Short stroll to multiple public green spaces inc. Crosby Park Short drive to the Royal Brisbane & Women's Hospital Multiple transport options nearby inc. Albion Train Station 700m to the proposed Breakfast Creek Sports Precinct (Olympic Games 2032 venue) Approx 4kms to the Brisbane CBD The owner has advised that this is a genuine deadline sale with offers prior to auction being strongly encouraged and seriously considered. Don't miss out on this fantastic opportunity to secure your new property, call today to arrange an inspection. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.