

**2/11 Stevenson Street, Ascot, Qld 4007**



**Unit For Sale**

Wednesday, 12 June 2024

2/11 Stevenson Street, Ascot, Qld 4007

**Bedrooms: 3**

**Bathrooms: 2**

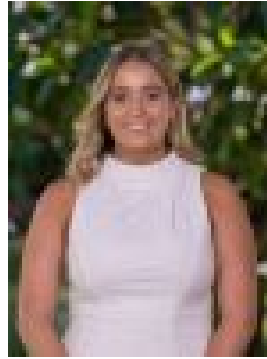
**Parkings: 1**

**Area: 189 m2**

**Type: Unit**



Dwight Ferguson  
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## Auction

Auction // Saturday 29th June 2024 at 9:00am | Onsite

The pinnacle of exceptional lifestyle living, this spacious apartment boasts an incomparable address just 70m from Ascot's Racecourse Road precinct. Peacefully positioned in a small complex of 7, apartment 2 takes up one entire floor of its building. The spectacular design features open interiors, three balconies and three bedrooms over 147sqm. Lounge and share meals inside the light-filled living and dining area, and craft culinary dinners in the perfectly appointed kitchen, featuring a big pantry, large benchtops and a dishwasher. The massive wraparound balcony presents an oasis for relaxing, living and entertaining outdoors, and private balconies extend off two of the generous bedrooms. The master bedroom reveals an exclusive ensuite, and a second bathroom services the rest of the apartment. All three bedrooms include built-in robes, and a lock-up garage is below. Property features include:- Superb, spacious apartment in a small complex of 7 - Living and dining area opening to a huge wraparound balcony- Kitchen with large benchtops, ample storage and a dishwasher- 3 bedrooms with BIRs, 2 bathrooms, 1-car garage- Master bedroom features a private balcony and ensuite- The 2nd bedroom also boasts an exclusive balcony- Ceiling fans, plantation shutters, security screens- Balcony blinds and awnings- Body Corporate Rates: Approx. \$850 per quarter- Rental Appraisal: Approx. \$720 - \$750 per week

Indulging in a premier Ascot lifestyle, Racecourse Road is just 70m away, allowing you to explore a wide array of cafes, restaurants, boutiques, artisan stores and exquisite services on your doorstep. The wining and dining can continue at nearby Portside Wharf, and you can venture to Eat Street and the local markets. Bus stops, Ascot station and Brett's Wharf ferry ensure easy travel across the city, and you can enjoy recreation along the Riverwalk or at Northshore Tennis Centre, Royal Queensland Golf Club, local parks, and Eagle Farm and Doomben Racecourse. With the Gateway Motorway, CBD and Brisbane Airport all close at hand, this lifestyle location has it all. For further information or to arrange an inspection, please contact Dwight Ferguson on 0412 385 720 or Matilda Palmer on 0430 957 231. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.