

**2/25 Rose Lane, Gordon Park, Qld 4031**



**Unit For Sale**

Saturday, 9 December 2023

2/25 Rose Lane, Gordon Park, Qld 4031

**Bedrooms: 2**

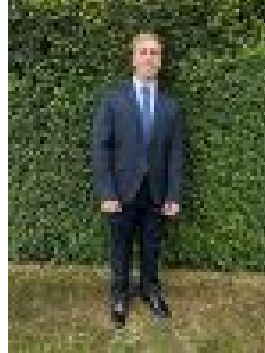
**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Thornton  
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Gaige Bates  
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## Auction

Forthcoming Auction. Welcome to unit 2, 25 Rose Lane Gordon Park. This two-bedroom unit nestled in the heart of Gordon Park, Brisbane northside, offering a delightful canvas for your dream home. With undeniable renovation potential, this property invites you to unleash your creativity and transform it into a stylish haven tailored to your tastes. Upon entry, you'll find a space with untapped potential, ready to be shaped into your dream home. The inviting spacious living room open onto your balcony, providing the perfect setting for relaxation with a coffee in the morning or enjoying the cool summer afternoon breezes. The adjoining kitchen is a bright and functional space offering plenty of room for dining, ample bench space and storage. The two bedrooms are double in size with built-in wardrobes, waiting to be transformed into comfortable retreats. The family bathroom, while functional, offers an opportunity for a stylish overhaul. The unit is situated in a tranquil neighbourhood, ensuring peace and quiet while still being conveniently close to amenities and transport options. Location is key, and this property delivers the ideal blend of tranquillity and modern convenience. A short stroll takes you to local cafes, parklands, the Kedron Brook Bikeway, Lutwyche shopping centre, offering a plethora of recreational options right at your doorstep. The Clem7 and AirportLink tunnels also close by. For those with an eye for potential, this apartment is strategically located within the catchments of Kedron State School and Kedron State High School. Plus, it's well-connected with direct bus routes to Brisbane CBD for the city commuter and easy access to major arterial roads and Brisbanes domestic and international airports. First Home Buyers and Investors alike seize the opportunity to breathe new life into this property, where renovation potential meets a prime location in Gordon Park.

Body Corp Fees:-Admin Fees - \$1,060 per year  
Sinking Fund - \$600 per year  
Possible Rental Potential:-Renovated - \$470 - \$500 per week

Location:-Kedron Brook Bike Paths - 340 m  
Clem7 & AirportLink Tunnels - 575 m  
Bus Station - 590 m  
Kedron Hotel - 723 m  
Lutwyche Shopping Town - 760 m  
Kedron State High School - 783 m  
Padua Boys & Mt Alvernia Girls College - 1.1 klm  
Kedron State Primary School - 1.2 klm  
Stafford City Shopping Complex - 1.8 klm  
The Prince Charles & St Vincents Hospitals - 2.9 klm  
Westfield Chermside Shopping Town - 3.4 klm  
Brisbane CBD - 5.7 klm  
Brisbane Domestic & International Airports - 8.8 klm

For more information contact Selling agent Nick Thornton now - 0407 736 046  
Please note digital enhanced furniture has been used in some photos for marketing purposes only.