

**2/3 Little Street, Albion, Qld 4010**

Solutions

**Unit For Sale**

Friday, 3 May 2024

2/3 Little Street, Albion, Qld 4010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Shenal Yigitbas  
0424952450



Kate Collingwood  
0407744035

## For Sale

Nestled in the heart of Albion, this impeccably renovated unit epitomizes contemporary comfort and convenience. Boasting the spaciousness of a 1-bedroom apartment comparable to a 2-bedroom layout, it presents an ideal opportunity for both homeowners and astute investors. Key Features:- One Generously sized bedroom with built-in wardrobes, air conditioning system, and ceiling fans- Open plan kitchen and living space featuring fans- Private balcony- Kitchen is fitted with ample storage, a stone benchtop, Omega appliances, and natural lighting- Renovated bathroom - Screening to windows and doors throughout the property- Single lock up garage and laundry- Low body corporate fees of \$975 per quarter- Leased until 9th of October 2024 for \$475 per week Location Overview: A vibrant urban hub with a suburban charm, Albion is just 5km from the CBD, this thriving locale offers convenience with easy access to transportation networks, shops, cafes, and parklands. Enjoy a relaxed lifestyle with a range of amenities at your fingertips, making Albion the perfect blend of city living and community charm. • Quick stroll to local cafes, corner stores, bars and restaurants • Close to Breakfast Creek Hotel and the Brisbane River walking tracks • 190m to Bus Stop • 400m to Albion Train Station • 550m to St Margeret's Anglican College • 1.25km to Ascot State School Don't miss out on this opportunity to experience the best of Albion living. Contact Shenal on 0424 952 450 or Kate on 0407 744 035 for further information or book your inspection!