

202/35 Campbell Street, Bowen Hills, Qld 4006

Place. **P**

Unit For Sale

Wednesday, 24 April 2024

202/35 Campbell Street, Bowen Hills, Qld 4006

Bedrooms: 1

Bathrooms: 1

Area: 98 m2

Type: Unit



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For Sale

Welcome to Madison Heights, a well-known and reputable apartment building in Bowen Hills. It is situated in a prime location only a short distance away from the hustle bustle of Brisbane City and South Brisbane, the nightlife of Fortitude Valley, the Urban Chic Newstead and New Farm Park. You are only minutes away by foot to all the best amenities in Newstead Gasworks Plaza. Downstairs is the Bowen Hills train station which will take you straight to the city. This special apartment is a massive one bed, one bath unit spanning over 98sqm with an oversized bedroom, walk-in robe, lots of storage space for laundry & linen, a generous study nook and bathroom. Further, you'll find a open plan large living room, separate dining area and kitchen. With an extra enclosed tile area past the living room, you'll find a perfect option for your expanded living area, office, studio, or convert it into a second bedroom by adding some blinds! The huge outdoor space is perfect for those with a dog or pet needing outdoor space. The unit is larger than most 2 bedroom apartments with great privacy and no noise at all. You have only 2 neighbours on this floor and right near the gym amenities. 1 bedroom living for couples or someone in need of some extra space does not get better than this. The apartment is fitted with ceiling fans throughout, ducted air-conditioning, stone bench tops and sound-blocking sliding doors. The Madison Heights Apartment residents also have exclusive access to the sky terrace, pool, gym, meeting room and onsite managers. You are also a couple minutes away from hospitals, schools and universities including: - RBWH Hospital - UQ Herston Campus - QUT Kelvin Grove Campus - Brisbane Central State School Catchment (Prep-Yr 6) - Fortitude Valley State Secondary College (Yr 7-10) - Kelvin Grove State College (Yr 11-12). The apartment is known to attract professionals from hospitals, university professionals and those working in the Government sectors living there. Rental appraisal: ~\$550 per week Body Corp: ~\$3,717 per year Council Rates: ~\$1,588 per year Urban Utilities: ~\$768 per year You don't want to miss out on this one! Contact Ryan & Lauren on 0478 566 696 today Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.