

**20407/63 Blamey Street, Kelvin Grove, Qld 4059**

**Unit For Sale**

Saturday, 11 May 2024

20407/63 Blamey Street, Kelvin Grove, Qld 4059

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Unit**



Sam Alroe

0481536241

## For Sale

Discover premier living at Urban Edge, Kelvin Grove's most sought-after residence, known for its stylish architecture and practical apartment layouts that draw both investors and owner-occupiers alike. Kelvin Grove Village, a vibrant enclave within the community, offers a thriving cafe, restaurant, and shopping scene right at your doorstep. Enjoy weekly fresh food markets and unmatched convenience with regular bus services to Brisbane CBD, merely 2km away. The upcoming transformation of Victoria Park golf course into an iconic parkland and urban sanctuary promises to enhance future capital growth prospects. This location is unbeatable, close to an array of dining options, supermarkets, specialty stores, QUT Kelvin Grove, reputable schools, Victoria Park, and the Royal Brisbane and Women's Hospitals. Ideal public transport links connect you effortlessly to the CBD and beyond. This 1-bedroom apartment is a true gem, now boasting brand new flooring throughout, enhancing its appeal and value with modern aesthetics and durability. Property Features:

- High rental yields for savvy investors
- Prime location that offers privacy, stunning urban views, and abundant natural light
- Spacious open-plan living area leading to a generous balcony, perfect for entertaining
- Contemporary kitchen equipped with stainless steel appliances and extensive cupboard space
- Well-separated bedroom for privacy
- Fully air conditioned throughout
- Brand new flooring throughout
- Modern fixtures and fittings for a sleek finish
- Convenient separate laundry
- Secure parking with storage cage - additional visitor spaces available
- Dedicated on-site management and secure access
- Outstanding amenities including dual swimming pools, a modern gym, and a function/media room
- Lush established tropical gardens and BBQ areas, creating a resort-like atmosphere

With exclusive living and recreational facilities, this unit is uniquely designed to offer more than just a place to live. Stand out from the crowd with this exceptional home or investment opportunity.