

2104/35 Campbell Street, Bowen Hills, Qld 4006

Place. **P**

Unit For Sale

Wednesday, 29 May 2024

2104/35 Campbell Street, Bowen Hills, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Unit



Ryan Lim Lauren Tang
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For Sale

Welcome to Madison Heights, where on the 21st floor you can enjoy a vibrant urban lifestyle of the inner city being situated in a prime location only a short walk away from all your amenities, as well as a small drive away from the hustle bustle of Brisbane City and South Brisbane, the nightlife of Fortitude Valley, the Urban Chic Newstead and New Farm Park. This is an Amazing opportunity for first home buyers, downsizers and savvy investors. Be greeted as you walk in to the light filled living area leading to an oversized balcony. This massive oversized balcony is only available on 6 of the units in this whole building from level 21-23. The balcony over extends from the building, larger than the floors below and above, giving unblocked and panoramic views facing towards the city to the mountains. The unit offers two good sized bedrooms with one parking spot. All bedrooms have wonderful city views from the windows to wake up to. In addition, you will find extra space with the study nook and deep linen cupboard. The kitchen is equipped with European gas cooktop, stainless appliances and range hood, built-in microwave. 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 shopping, food, hospitals, schools and universities including: - Woolworths, Aldi, Restaurants at Gasworks Plaza- 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) Rental appraisal: ~\$700 - \$750 per week Body Corp - SINKING + ADMIN: ~\$4,940 per year Council Rates: ~\$1,588 per year Urban Utilities: ~\$768 per year The unit is currently leased expiring 11 September 2024. 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.