

**2106/35 Burdett Street, Albion, Qld 4010**



**Sold Unit**

Tuesday, 28 November 2023

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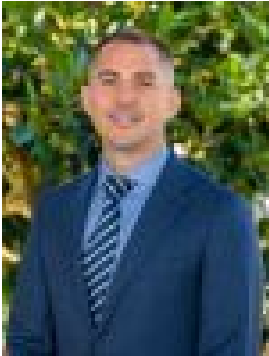
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 85 m2**

**Type: Unit**



Alexander Shean  
0414841085

**\$440,000**

This property is currently tenanted for \$390 per week until September 2024. Nestled in the heart of Albion, this stunning 1-bedroom, 1-bathroom unit offers an unparalleled blend of convenience and style. Perfect for first-time buyers or savvy investors, it promises a lifestyle of modern comfort. Take your fur baby to the local park and meet your new neighbours. Walk to any of the local sporting facilities and Saturday afternoon is sorted! Albion is embracing the newest trends with markets, coffee roasters and micro breweries as well as food trucks on Fridays - just a stone's throw from your new home! With Summer just around the corner, you'll love the sparkling in ground pool to cool off after your walks! Or maybe you're looking for a gym where you don't have to sign a contract? Tick! Only 4km to the CBD, this location ensures you're well-connected to the city while enjoying the suburban charm of Albion. Situated in a modern & secure building with onsite management and intercom security, this unit offers a modern and sleek design with a spacious living area and an abundance of natural light. The open-plan kitchen is equipped with high-quality appliances and ample storage space, making it a joy to cook and entertain in. The generously sized bedroom opens onto the terrace and features built-in wardrobes for all your storage needs. A multi-purpose room offers the perfect work from home space or opportunity for extra storage. The bathroom is beautifully appointed with modern fixtures and finishes. Don't miss out on this fantastic opportunity to own a piece of urban living in Albion. Contact us today to arrange a viewing and make this property your new home! Body corporate: approx. \$1,034 per quarter Sinking Fund Balance: \$611,604.09 as at 15.08.2023 Currently tenanted for \$390 per week until September 2024 Brisbane City Council Rates: \$483.55 per quarter Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.