

2113/35 Burdett Street, Albion, Qld 4010

Place. 

Unit For Sale

Thursday, 18 April 2024

2113/35 Burdett Street, Albion, Qld 4010

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Unit



Courtney Caulfield
0401031668



Connor Varnham
0466182601

Inviting All Offers

Set within the luxurious lifestyle-focused and well-positioned complex 'Jade' and positioned close to the renowned Crosby Park, this outstanding property offers 86sqm of stylish low-maintenance living, along with access to resort-style facilities. A generous open-plan living and dining area greets you on entry, showcasing the apartment's calming neutral colour palette. The versatile kitchen is complete with all the essentials for preparing a delicious meal, including a breakfast bar, tiled splashback, quality appliances and ample cupboard storage. The adjoining multi-purpose room offers an adaptable space that could easily double as a home office or media room. Large glass sliding doors lead into a delightful al fresco alcove that is perfect for year-round entertaining, before opening out into a fully-fenced courtyard framed by raised garden beds. This spacious tiled area looks out over a cliff of greenery, providing you with your own quiet and secluded oasis to sit back and admire the green ferns, after which your building block was named. The master bedroom also receives the benefits of the courtyard, with large glass sliding doors offering easy access, as well as soft light and gentle breezes. Well-appointed with neutral carpets and built-in wardrobes, the property is cooled by ducted air-conditioning, assuring a comfortable night's rest. The tiled bathroom boasts a walk-in shower and plentiful storage in the stylish vanity, while the laundry is cleverly disguised by discrete modern doors, along with more storage space. Your personal courtyard entrance also offers easy access to the main complex, allowing you to enjoy the swimming pool and heated spa, host a barbecue with friends in one of the multiple barbecue spaces, work out in the fully-equipped gym, or maybe just experience the serenity offered by the Zen Garden. Just a stone's throw from a growing collection of popular cafes, breweries and boutiques, this exceptional apartment is near the Albion train station, city-bound bus stops and scenic riverwalks. The exciting Eat Street Northshore markets, DFO Brisbane and the Brisbane Airport are minutes away. Do not delay – call to arrange an inspection today.

Additional Information
Body Corporate Contributions Admin fund: \$829.57 per quarter approx.
Sinking fund: \$204.79 per quarter approx.
Insurance: \$73.02 per quarter approx.
Total Contributions: \$1,107.38 per quarter approx.
Council Rates: \$391.85 per quarter approx.

Disclaimer
This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.
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.