

212/8 LAND Street, Toowong, Qld 4066

Place. **P**

Unit For Sale

Thursday, 11 April 2024

212/8 LAND Street, Toowong, Qld 4066

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 72 m2

Type: Unit



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Offers Over \$447,000

Nestled within a lifestyle complex that prides itself on an array of on-site facilities, this residential development will impress professionals, couples, downsizers and investors alike. Constructed in 2002 and thoughtfully maintained, this gem is located in the complex's second tower and features an intelligent layout that maximises functionality. Surrounded by picturesque gardens, close to every possible amenity and centrally located just minutes from Brisbane's CBD, this property offers convenience and proximity to the city that is sought-after. Perfectly placed on the second level, adjacent to the lift, it ensures access to the entry is conveniently easy. Upon entry you will appreciate the early morning sunshine into the home and enjoy the cool shade on the balcony in the afternoons as you relax after a busy day. The residence is flooded with natural light that emanates from its balcony; buyers will appreciate the outlook and free-flowing breezes into this home. The apartment offers a generous open-plan living and dining area that seamlessly connects to the covered balcony. Central to the living area is a well-designed kitchen featuring a double sink, a tiled splashback, ample cupboard storage and quality appliances, including a dishwasher and a 600-millimetre oven. A large king-sized master bedroom encompasses a walk-through robe that provides good storage space, plus a further built-in cupboard in the living area offers additional storage for all your linen and personal items. This spacious bedroom adjoins a tidy, dual-access main bathroom and is complete with laundry amenities, including a dryer that will remain with the home. The apartment offers secure, undercover parking accessed via Patrick Lane and includes additional off-street visitor parking, ensuring privacy and security for both residents and guests alike. Residents will also appreciate access to the complex's resort-style swimming pool, spa, indoor hydro pool, tennis court, gym, sauna and barbecue facilities. From an investment perspective, the property presents a lucrative opportunity, with a strong history of secure rental interest in the complex and a conservative rental appraisal of \$500-\$550 per week. Complemented by reasonable body corporate fees of approximately \$858/qtr, this represents good investment potential. The abode is currently owner-occupied and vacant possession is assured for the new owner. Close to the Toowong and Auchenflower train stations and the Regatta Ferry Terminal, this incredible residence is also a stone's throw from Toowong Village Shopping Centre's many retail and dining options. The scenic Bicentennial Bikeway will deliver you stress-free to the city, while Toowong Memorial Park's sporting grounds and numerous city-bound bus stops are nearby. Medical-workers will value the apartment's proximity to the Wesley Hospital, while students will love being just a short distance from UQ's Saint Lucia campus. Do not delay – call to arrange an inspection 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.