

21706/28 Merivale Street, South Brisbane, Qld 4101

Sold Apartment

Friday, 29 March 2024

21706/28 Merivale Street, South Brisbane, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Apartment



Rocky Zhong
0413760053

\$494,000

Discover the epitome of urban living at 21706 Eve Apartment, a modern one-bedroom unit in the Ivy & Eve complex that offers a blend of modern comfort and convenience, surrounded by an array of shops, cafes, restaurants, parks, and accessible public transport. ** Please be kindly advised that this is tenanted property and furniture and personal belongings have all been edited out from photos due to tenant's privacy request. Please also refer to disclaimer at the bottom of the ads. ** ** Huge balcony with almost 9 sqm extra floor area ** This unit features a large balcony that seamlessly connects with the indoor living area, creating a spacious and inviting atmosphere. You can enjoy the panoramic views with a wide angle over West End, Milton, the Brisbane River and the Go Between Bridge, relax in the sun, or entertain your guests in this outdoor oasis. The balcony can also be transformed into an enclosed outdoor area by adding an automatic fly screen, giving you more privacy and protection from the elements. ** Nest or Invest ** As the existing lease agreement is set to expire in June 2024, this presents an opportune moment for first-time homebuyers to take possession with minimal delay. Additionally, for those interested in a long-term rental, the property will be available for lease renewal at competitive market rates following the conclusion of the current tenancy. The rental appraisal is \$700 to \$750 per week based on ACTUAL LEASED ONE BEDDER WE ACHIEVED IN THIS BUILDING ** Key Highlights: ** • Expansive Balcony: Revel in the breathtaking views of West End, Milton, and the Brisbane River from your private balcony, ideal for soaking up the sun or hosting gatherings. The option to install an automatic fly screen adds versatility, transforming it into a cozy, enclosed space. • Streamlined Kitchen: A modern kitchen equipped with stainless steel appliances, ample storage, and a mirrored backsplash. The open-plan design extends into the living area, providing a spacious environment for relaxation and dining. • Comfortable Living: The living space is bathed in natural light, featuring floor-to-ceiling windows and direct access to the balcony, enhancing the sense of openness. ** Apartment Features: ** • Parking: A dedicated and secure parking space for your convenience. • Outdoor Living: An oversized balcony offering panoramic vistas and a touch of tranquility. • Accommodation: One bedroom with plush carpeting, built-in wardrobe, and expansive windows. • Bathroom: A contemporary bathroom with a large shower, elegant tiles, and a mirrored cabinet, including a discreetly placed internal laundry. • Climate Control: Enjoy the comfort of ducted air-conditioning throughout the unit. ** Outgoings: ** • Body Corp (sinking fund + building insurance + administrative charge): approx: \$1416/qtr • Council rate: approx: \$480/qtr • Water utility: approx: \$230 to \$260/qtr Embrace a lifestyle that combines the best of indoor comfort and outdoor enjoyment, all within a lively urban setting. This exceptional property is waiting for you. Get in touch to schedule your exclusive tour."Disclaimer: 1. This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering." 2. This tenanted property and furniture and personal belongings of the tenants have been heavily de-cluttered due to tenant's privacy request. Some photos are used from other identical unit 21306 in the same building to illustrate what it looks like when the unit is well-organised. Those photos include bathroom, living area, kitchen and balcony. [?][?][?][?][?][?]