

**22/111 Samford Road, Enoggera, Qld 4051**



**Apartment For Sale**

Thursday, 11 April 2024

22/111 Samford Road, Enoggera, Qld 4051

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 100 m2**

**Type: Apartment**



Peter Robertson

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## Price Guide \$525,000 - \$575,000

Positioned on the top floor this is an exceptionally private and convenient apartment making the perfect first home or investment! Just 6kms from the Brisbane CBD, you'll be walking distance to Alderley and Enoggera train stations, bus stop just outside the complex, multiple parks and Alderley Plaza is close by including a Coles, Australia Post, Chemist, restaurants, bars and specialty stores. This conveniently positioned apartment ensures stable capital growth for the future and makes this suburb a popular choice amongst astute buyers. This outstanding apartment has an array of features including:- Fantastic position in the building with the corner position offering views and privacy- Well-devised and generous open plan design with 100m<sup>2</sup> of overall living- Excellent cross flow ventilation with 2 generous covered balconies on either side of the apartment- Practical and spacious gourmet kitchen with island bench, plenty of cupboard space and European appliances- Window in kitchen to second balcony offering rare natural ventilation to kitchen- 2 sizeable bedrooms well separated for added privacy, and with large mirrored built-ins, main also has an ensuite - Reverse-cycle air-conditioning- Fantastic condition with quality finishes and fixtures throughout plus broadband access- 1 secure car park plus visitors parking- Boutique complex of 24 apartments with resort style pool, BBQ area and gardens - Bus stop only a 30 second walk away and a short 5-minute stroll to the train- Incredible investment opportunity or first home- Low body corporate fees With all these brilliant features this apartment is a solid investment or fabulous first home and must be inspected! **DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained therein.