

**23/18 Gailey Road, St Lucia, Qld 4067**



**Apartment For Sale**

Friday, 8 March 2024

23/18 Gailey Road, St Lucia, Qld 4067

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 90 m2**

**Type: Apartment**



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## Expression of Interest

Sprawled across the western end of the building complex, this open plan spacious 90m<sup>2</sup>+ elevated student apartment captures views from Perrin Park and beyond. Whether you are an investor looking for a solid investment with a great rental return or a first home buyer wanting to be more centrally located, this prime positioned, fully furnished, low maintenance unit will be one to please. The Numbers: Total Rent: \$840 Per Week Body Corp: \$862.45 Per Quarter Per Annum: \$43,680 Positioned in the heart of St Lucia with an abundance of dining, lifestyle, education, transport and amenities at your fingertips, this versatile offering includes:

- 2 Bedrooms. 2 Bathrooms. Single Car.
- 90m<sup>2</sup>+ Living Space. Elevated Views. Modern Contemporary Finishes.
- 15 Minutes' to Brisbane CBD. 4 Minutes' to UQ
- Two sizable bedrooms both with large ensuites featuring freestanding shower, vanity, toilet, BIR, Ducted A/C, Fans throughout.
- Study Nook in both bedrooms, ideally for the busy professional looking to work/study from home.
- Large modern entertainers' kitchen with Caesar stone island bench, well-appointed with European appliances, with gas cooktop and ample pantry and storage space.
- Open plan layout flows seamlessly through to the kitchen, dining, living and outdoor entertainment area with views from every angle.
- Secure, enclosed single car ground level garage with off-street and on-street visitor parking available.
- Communal pool room and entertainment facilities.
- Ducted A/C Throughout
- Balcony with Views
- Blockout Curtains and Fans Throughout
- NBN (Fibre to the Building)
- Functional and Modern Apartment

Short Walk to; • Perrin Park • Toowong Village • Toowong Train Station • Brisbane River Run • Guyatt Park Ferry • University of Queensland Saint-Lucia Campus • Multitude of Local Amenities and Eateries

Short Drive to; • Brisbane Boys College • Saint Lucia Golf Links • Indooroopilly Shopping Centre • University of Queensland • Toowong Memorial Park • Local Private and Public Hospital • Multitude of Local Amenities and Eateries

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth. Expression of Interest, Closing Thursday the 18th of April 2024 at 5:00 PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.