

**24/106 Linton Street, Kangaroo Point, Qld 4169**

**Unit For Sale**

Friday, 19 April 2024

24/106 Linton Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 74 m2**

**Type: Unit**



Kevin Do

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## Best Offers by Monday 29th April

This modern two bedroom apartment is located close to all the action of The Gabba sports stadium and entertainment precinct. The apartment boasts an open plan living and dining area connected to the kitchen via an open breakfast bench. The living area flows out onto an entertaining deck with enough space for tables and chairs and a barbecue, with CITY VIEWS. The secure apartment building is accessed via external security doors. This 3rd level apartment has easy access to the secure car space area below and the large pool set in tropical surrounds, also at the rear of the complex. There are two large bedrooms and a bathroom cleverly combined with the laundry space with plenty of room for separate full sized washing machine and drier. There is a combined bath shower, plus bench space, a basin and large mirror in the bathroom area. The bedrooms have mirrored built-in cupboards adding an illusion of even more space. The apartment is tiled throughout the living area and carpeted in the bedrooms. There is air-conditioning in the living area. With the Olympics coming to Brisbane in 2032, this apartment is perfectly positioned to experience investment upside. It has been a solid investment and rental property for its current owner for some years. For its residents, there is also the benefit of easy access to all the amenities of The Gabba and nearby dining and entertaining precincts. Public transport is also abundant if you decide to leave the car beneath the building and take the bus the few minutes to the city, or across the Story Bridge to the Valley and New Farm. For more information regarding body corporate rates, expected rental returns and reasons as to why this could make for the perfect home for yourself, please contact Kevin Do on 0422 178 338 today. Disclaimer The website may have filtered the property into a price bracket for website functionality purposes. 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.\*Virtual styling also used for photos and do not come with the property.