

2402/35 Burdett Street, Albion, Qld 4010



Apartment For Sale

Thursday, 25 April 2024

2402/35 Burdett Street, Albion, Qld 4010

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 83 m2

Type: Apartment



Daniel Goodwin

For Sale Now

Positioned in the Fern Building in the Jade Albion development, this stylish inner city apartment is located in the Crosby Park lifestyle precinct and only 3 km to the CBD.== For inspections, meet at the main entrance to complex on Burdett St adjacent to carpark entrance. Agent will collect you from there ==This light filled two bedroom, two bathroom, 1 car apartment features a generous living area which flows seamlessly on to the entertainers balcony. The oversized master suite features a spacious double robe and well-appointed ensuite.The apartment features:- Large bedrooms with built in wardrobes- Ducted air conditioning throughout- Private outdoor balcony area- Private entertaining area with BBQ and pool for residents only- Outdoor Spa- 100m from Crosby Park- 600m from Albion Train Station- Communal Zen Garden with Herb Garden- Fully secure underground resident car parking- Plenty of secure underground visitor car parks available- 24/7 Security access required for residents and their guests- Located in the prestigious Ascot State School / Kedron State High School catchment zonesStrata - \$4,526 per year (about \$88pw) inc insurance.Sinking Fund Balance - Approx \$687,000Council Rates - \$481 per quarterSize - 87sqmPotential Rent - Around \$600pw (Currently vacant)Enjoy a tranquil community environment, relaxing around the pool, or with friends at the BBQ area while enjoying the convenience of local shops, parks and restaurants. An easy walk to Albion Train Station plus the convenience of a Bus stop across the road.Situated in the Jade Complex, with its resort style pool and spa. BBQ area plus a gymnasium. This modern unit is very private. Consisting of 2 bedrooms 2 bathrooms, open plan lounge & dining, leading out to a good size balcony, ducted air conditioning throughout, modern kitchen with Caesarstone bench tops, intercom security and an undercover security car park. All this is a short walk to Albion boutique bars, restaurants, cafes, coffee shops, Albion train station and Buses.Location:• 10 mins to Portside Wharf• Under 10 mins to Brisbane CBD• Ascot State Primary School Catchment• 5 mins drive to Gasworks & Racecourse Rd