

27/21-25 Dudley Street, Highgate Hill, Qld 4101



Unit For Sale

Friday, 5 January 2024

27/21-25 Dudley Street, Highgate Hill, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 42 m2

Type: Unit



Paul Doyle

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Auction

Affordable Inner City opportunity could be yours. Overlooking the luscious in-ground pool and leafy park, this studio townhouse will suit the couple or sole purchaser wanting to savour the vibrant attractions of the locality and have a quick commute to the C.B.D. This first level, walk-up residence requires some fresh touches but is an easy project as it only encompasses a semi-modern kitchen with modern oven/cooktop opening to the bedroom/lounge/dining area with a separate tiled bathroom and toilet. Gorgeous balcony overlooking allocated shaded carspace outside are bonus features. Living in the well-maintained, gated "Panorama Gardens" community with glorious outlook and use of pool, BBQ and outdoor area will make everyday feel like a holiday. Situated a stones throw to the dining in West End or waterpark of South Bank with shops, buses and parklands all on your doorstep, the neighbourhood and property are brimming with possibility. Searching for a lower-priced prospect to get out of the rental rat race, this compact unit in the well-maintained complex may have your name on it. Lot: 27 BUP: 101244 Brisbane City Council Rates: \$402 qtrly (approx. with no discounts/water) Living Area: 42sq m (approx.) + Allocated Carspace Body Corporate Fees: Admin \$620 and Sinking \$95 per quarter (approx.) Compliant smoke alarms have been installed. Auction Terms: Cash, Unconditional-5% deposit payable via EFT/CHQ on auction day-42 day settlement (shorter time-frame can be requested after purchase). *NO OFFERS CONSIDERED PRIOR TO PUBLIC AUCTION NOR ARE PRICE EXPECTATIONS APPROVED TO BE CONVEYED* As per legislation governed by 2014 Property Occupations Act, we cannot disclose price expectations for sales via public auction in QLD. **ALL OTHER INSPECTIONS BY APPOINTMENT (B&P may be arranged after first advertised open inspection-have your chosen organisation contact PTQ to make an appt).***