

**3/44 Bower Street, Annerley, Qld 4103**

**Unit For Sale**

Thursday, 13 June 2024

3/44 Bower Street, Annerley, Qld 4103

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## **Top Offer Closing Tues 2 July 4pm**

Set within a boutique complex just minutes from the heart of Brisbane's CBD, this two-bedroom apartment is perfect for entry-level buyers and investors alike. Also promising to impress professionals and downsizers alike, this excellent property is situated amongst popular cafes, parklands and public transport options. Featuring tiled and carpeted floors, the residence boasts a generous open-plan living and dining area. Large glass sliding doors seamlessly link this welcoming central space to a covered balcony. Expect picturesque street views and plentiful entertainment space. There is also a tidy kitchen displaying a tiled splashback and ample cupboard storage. Additionally, a slew of dining options are essentially right on your doorstep. Completing the apartment is a sizeable master bedroom and a second bedroom; both encompass built-in robes. A tidy main bathroom has a shower over a bath. Benefitting from secure parking for one car and ceiling fans, this superb property is only a leisurely stroll from city-bound bus stops and Ekibin Park South's playgrounds. Thompson Estate Reserve's sporting facilities, Stones Corner's attractions and the South East Busway are nearby. Falling within the Junction Park State School and Yeronga State High School catchment areas, this fantastic residence is also a short distance from Mary Immaculate Primary School, Our Lady's College, Saint Elizabeth's Primary School and Saint Sebastian's Primary School. Do not delay – call to arrange an inspection today. Disclaimer: 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.