

# 3/7 Sundridge Street, Taringa, Qld 4068



## Unit For Sale

Friday, 24 May 2024

3/7 Sundridge Street, Taringa, Qld 4068

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Unit



Lewis Jones  
0492451517



Connor Hadwen  
0447466303

## For Sale

Nestled at the back of a small, quiet complex, this dual-level unit at 3/7 Sundridge Street, Taringa, offers a unique indoor/outdoor living experience. Bathed in sunlight from its north-facing aspect, this home features a secure, private front yard that seamlessly extends from the open-plan living and dining area. Inside, contemporary design meets smart space utilization, making this unit move-in ready or an excellent investment opportunity. The bedrooms are located on the first floor and both feature built-in robes, the master bedroom has its very own ensuite. Both bathrooms have been tastefully renovated for added convenience. Located on a peaceful street, safe from flood levels, and within walking distance of public transport, parks, local shops and cafes. The home is also only minutes from the University of Queensland and the Indooroopilly Shopping Centre. Act quickly, as this exceptional property won't last long!

Features:- 2 Large Bedrooms- 2 Bathrooms + Extra Toilet Off Living Area- 2 Car Garage- Air-Conditioning- Large, Low Maintenance Front Yard- Balcony Off the Top Floor- Separate Laundry Room- Plenty of Storage Cupboards- Open Plan Dining & Living Area- Secure Entry to Complex- Small Complex of 5 Units - Council Rates: \$1,923 / annually- Body Corporate Fees: \$2,370 / annually- Currently tenanted until November 2024 at \$600 p/w

Location:- Quiet Street- Out of Flood Levels- 5-Minute Walk to Train Station & Bus Stops- Only a short drive to the University of Queensland - Proximity to Indooroopilly Shopping Centre- Within the school catchment of Ironside State School & Indooroopilly State High School