

**3/71 Warren Street, St Lucia, Qld 4067**



**Sold Unit**

Wednesday, 21 February 2024

3/71 Warren Street, St Lucia, Qld 4067

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



**JADE ARNOLD**  
0423401471



**David Arnold**  
0424015911

**\$645,000**

Needing to settle children in for university, seeking a vibrant lifestyle or to add quality investment to your portfolio? Look no further! ! Positioned on the high end of Warren street, just 350m from the University of Queensland and in an intimate Complex of only 6 units. Once inside the secure complex, you will enter your own private oasis. Boasting terrific entertaining and living areas with the added bonus of your very own exclusive use courtyard. Key Features and benefits Recently painted and carpeted. Fully air conditioned Master bedroom with ensuite and built ins Huge exclusive use courtyard with undercover entertaining. Internal Laundry Single Lock up garage Selling with vacant possession Offering terrific investment potential - Current rental appraisal \$670 - \$700 p/w furnished. Body Corporate- \$720 Quarterly (admin \$605, sinking fund \$115) Rates- \$480 Quarterly Water- approx. \$410 quarterly Best offer and conditions on or before 06/02/2024 - if not sold prior PRICE GUIDE \$635,000 - \$670,000I look forward to meeting you on Saturday