

35/348 Stafford Road, Stafford, Qld 4053



Apartment For Sale

Tuesday, 11 June 2024

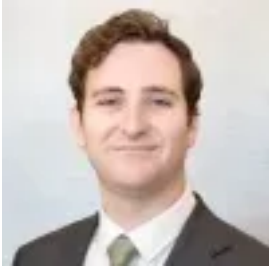
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Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Ethan Varfis
0732561600

\$265,000

* Strata: \$531.5 per quarter* Sinking Fund Balance: \$155,216.02 as of 29/05/2024* Brisbane City Council Rates: \$402 per quarter* Rental Estimate: \$350 per weekThis property is perfect for investors seeking approximately a 7% annual return or homeowners looking for an entry-level home. It is low maintenance and fully furnished, ready for immediate move-in. Enjoy low body corporate fees and a very healthy sinking fund balance, providing financial peace of mind. The spacious balcony offers a beautiful view of Gibson Park, ideal for relaxation and entertaining. Whether you're an investor or a homeowner, this property combines convenience, stability, and a serene outlook, making it an excellent choice.Snapshot of Features:- Open layout with dining and living areas accompanying furniture and ceiling fan- Kitchen with bench/oven cooktop, toaster, bar fridge, sharp carousel microwave and toaster- Bedroom with built-in-wardrobes, fan, air conditioner and sliding doors that open out to the balcony- Large ensuite with shower, internal laundry and washing machine- Spacious balcony overlooking Gibson Park- Carpeted throughout- Compliant smoke alarm systemBacking onto parks and Stafford Bowls Club, only a short stroll away from Stafford City Shopping Centre and local transport, everything is at your doorstep only 7km from the CBD.With a large common room, meals are available if needed within the complex. An on-site manager looks after the complex providing peace-of-mind.Call NOW !!*Please note we are experiencing a large number of buyer enquiries at the moment, and therefore enquiries with phone numbers and email addresses are prioritised over enquiries with email addresses only.*Call Now to secure this incredible opportunityPERSONAL INFORMATION COLLECTION NOTICEClark Real Estate is committed to protecting the health and safety of our community and team members.By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend.Discover the DifferenceLicence number: 32346