

**37/17 Carl Street, Woolloongabba, Qld 4102**

**YOUR HAVEN REALTY**

**Apartment For Sale**

Tuesday, 7 May 2024

37/17 Carl Street, Woolloongabba, Qld 4102

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 76 m2**

**Type: Apartment**



Nick Kruger  
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## For Sale

Your Haven Realty are pleased to present this two-bedroom apartment in the heart of Woolloongabba. From the moment you enter the front door you will love the open plan layout which offers good indoor/outdoor flow for seamless entertaining and weekend BBQ's while taking in the breathtaking city views. The modern kitchen with stone bench-tops and stainless steel appliances is positioned conveniently for ease of use. While the master bedroom is equipped with a built in robe has air conditioning and private access to a second balcony with uninterrupted views of Brisbane CBD. The second multi purpose room doubles as a second bedroom / study/office and has air conditioning. There's also an internal laundry, a secure basement car space (no#37) and a rooftop entertaining area complete with TV and built in BBQ for communal use. Highlighted features include: \* Good sized master bedroom with ensuite, private balcony and second multi purpose room \* Modern kitchen with stone bench-tops, stainless steel appliances, mirror splash-back \* Covered balcony, great for entertaining while admiring the full city view \* Split-system air-conditioning \* Communal rooftop BBQ/entertaining area \* Lift access with intercom security (two lifts) \* 1 Secure car space \* Prime inner city location \* Currently tenanted at \$560pw until August (the tenant would like to resign if an investor purchased) \* The Archive apartments have been architecturally designed and built in 2015, consisting of 69 apartments. \* NOTE: The property is tenanted and the bedrooms/living area has virtual staging for illustration purposes. This would make an ideal purchase for first home buyers or investors, with low body corporate fees and close proximity to all amenities. 'Archive' is perfectly positioned in bustling Woolloongabba and within minutes of a range of local amenities. \* 350m Bus stops \* 600m Buranda Train Station (closest station) Park Road Station roughly a 10 minute walk. \* 500m Buranda Shopping Centre \* 900m to PA Hospital \* 1.8km The Gabba \* 3.3km The University of Queensland \* 4.5km Brisbane CBD \* NOTE: The property is tenanted and the bedrooms/living area has virtual staging for illustration purposes. You do not want to miss out on this opportunity! Call Nick Kruger on 0427 262 698 to organise an inspection today! Disclaimer: The information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Any interested parties should make their own enquiries and obtain their own legal advice.