

# 4/170 Old Cleveland Road, Coorparoo, Qld 4151

Solutions

## Unit For Sale

Wednesday, 24 January 2024

4/170 Old Cleveland Road, Coorparoo, Qld 4151

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 114 m2

Type: Unit



Adam Bryant  
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Martin Hamilton  
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## For Sale

Nestled within the highly sought-after suburb of Coorparoo, this exceptional top-floor brick unit offers a blend of modern comfort and convenient urban living. Built in an era when Big was in Fashion you will be amazed at the internal size that is unparalleled in modern design. This well-maintained and low-maintenance apartment is ideal for those looking to secure their first home or the astute investor. Boasting two generously sized bedrooms, updated kitchen with breakfast bar, unique open design with numerous balcony spaces and huge laundry. Only moments away from shops, restaurants, cinema, bars, transport and school catchments. You will simply love the convenience of this area! With features that include;- Top floor 114 sqm of space with a huge wrap around balcony with entertaining space- Two-Bedrooms with outdoor access, air-conditioning, ceiling fans and double glazed windows- Updated kitchen with overlooking breakfast bar and gas cooktop- Open plan design spanning from kitchen, entertaining and dining- Sizable bathroom and huge laundry room with outdoor connection- Hollywood inspired complex of twelve with a pool- Large Undercover secure parking- Vacant, immediate live-in or rent-out opportunity- Body Corporate Contributions approx. \$1,151 per qtr- Rental appraisal approx. \$550 - \$600 per week Only moments away from CBD bus services, local gyms, Dendy Cinemas, and famed local dining venues including Picnic on Martha, Beyond the Pale Bar and Factory 51. Under five km's from the CBD, this exciting address is well-linked to the PA and Greenslopes Hospitals, the Norman Creek bikeway, and excellent childcare and schooling options. Along with being in the catchment for Coorparoo State and Coorparoo Secondary, and great proximity to an array of private schools. Securing larger and established units like these are ideal for those looking to get a footprint into the property market or savvy investors looking at to grow. We look forward to seeing you at one of our upcoming inspections!