

**4/20 Simon Street, Yeronga, Qld 4104**



**Unit For Sale**

Wednesday, 22 May 2024

4/20 Simon Street, Yeronga, Qld 4104

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Jane Elvin  
0408344417



Joey Elvin  
0457000897

## INVITING OFFERS

Outgoings: Body Corp Levies: \$794.50/qtr Sinking Fund Balance: \$59,899.254/20 Simon St Yeronga offers a cavity brick unit that is part of a small block of only 5, located on the top level offering great security and privacy. Perfectly located within walking distance to the train, bus, shops, and cafes yet far enough away to enjoy the serenity of the Yeronga pocket. Located in a cul-de-sac that connects directly into the park, the perfect extension of your home without the everyday maintenance. This immaculate, extensively renovated unit is sure to impress with nothing left to do but enjoy what is on offer. Greeted by an open plan, living and dining space with a modern tile throughout offering that seamless living. A TV nook has been built in, with a bonus of the TV included with the sale. The original brick wall has been lined, brightening, and opening the space. The new kitchen offers a full pantry, dishwasher, integrated microwave, modern appliances, and an island bench, creating a real wow factor of the home. The back balcony is perfect for entertaining with room for the Weber and outdoor table. You even have some city views. Down the hall you will find two good sized bedrooms both with built in wardrobes, the main bedroom has a private balcony ensuring good airflow with views through to the park. The stunning bathroom has been fully renovated with floor to ceiling tiles, oversized walk-in shower, with the toilet tucked privately around the corner. Complete this outstanding package with the oversized garage has room for 2 small cars, laundry in the garage, another sitting area created outside the garage door, downlights throughout and ceiling fans. Perfect for the owner occupier in a small tightly held complex; a great investment close to every convenience imaginable and sure to attract a quality tenant; or ideal for family with children attending University, they can jump on a train, a bus, or a bike to get to Uni. With a lovely park at the end of the street this property also enjoys a convenient location within walking distance to shops, takeaways, cafes, Yeerongpilly Green with Woolworths & speciality shops, both the train and bus; just a bike ride to the Green Bridge connecting you to the University of Queensland; with easy access to hospitals, universities, QLD Tennis Centre; Yeronga offers an outstanding lifestyle only 5km to the CBD. Features of 4/20 Simon Street, Yeronga at a glance:- Located at the top of the complex in a block of only 5- Immaculate, extensively renovated unit- Secure, intercom access- 2 good sized bedrooms both with built-in robes & ceiling fans- Main bedroom has a private balcony with lovely views to the park- Renovated bathroom with floor to ceiling tiles, large shower & private toilet- New kitchen offers a full pantry, dishwasher, integrated microwave, modern appliances, and an island bench.- Open plan lounge & dining, recently tiled throughout- Entertainment balcony with room for the Weber & a table- Great internal storage with a linen cupboard & separate broom cupboard - Large lock up garage with room for the car & storage & where the laundry is located- Located in a cul-de-sac with a park at the end of the street- Walk to Yeerongpilly Green with Woolworths & specialty shops, train, bus, shops, cafes, restaurants, and parks- Bike ride across the Green Bridge to UQ- Easy access to hospitals, universities, and QLD Tennis Centre- 5km to the CBD Don't delay an inspection the unit market is moving quickly.