

**4/37 Grove Street, Toowong, Qld 4066**



**Unit For Sale**

Wednesday, 22 May 2024

4/37 Grove Street, Toowong, Qld 4066

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 126 m2**

**Type: Unit**



Mervyn Chen  
0423905715



Wendy Seccombe  
0498485544

## Offers Over \$680,000

Tastefully renovated to take advantage of its elevated position, all the hard work has been done in this chic retro style unit. With polished concrete floors throughout, renovated kitchen and refurbished bathrooms, this is inner city living at its best. Located just a stone's throw away from the amenities and convenience of Toowong Village, all the hard work has been done. 4/37 Grove Street is definitely one you must look at. Offering city glimpses from the living room, the internal layout is spacious. Well set up for entertaining, the reno has been well thought out with the living room spilling out onto the balcony and the polished floors giving it the extra sense of space, yet perfect for an easy living lifestyle. The U-shaped kitchen is the heart of the home and this definitely ticks the boxes. Set in the corner of the unit with good natural light, the bespoke kitchen has been smartly refurbished with Caesar stone benches, 2-pac cabinets and induction cooktop and pyrolytic oven. This is the perfect place to hone your Masterchef skills and whip up meals for your house-warming party. Supermarkets, specialty cafes and medical clinics are all in the vicinity with Toowong Village just up the road. Popular schools in the area include Toowong Primary, Indooroopilly High as well as UQ, BBC, St Ignatius and the Queensland Academy. Bus, train and ferry lines are also within walking distance. This will no doubt be a popular one so get yourselves to the open homes or ring for further details. 4/37 Grove Street features • Complex of 8 • Body corp rates: \$844 per quarter • Council rates: \$430 per quarter • Age of building: 1970s • Three bed, one bath, two lock up garage • First floor unit with elevated views and city glimpses • Polished concrete floors throughout • Huge open plan living, good natural light • New kitchen – Caesar stone bench, pyrolytic oven, induction cooktop • Air con and ceiling fans • Toowong Village – 5 min walk • Brisbane City – 10 min drive • Indooroopilly Shopping – 5 min drive • Catchment for Toowong Primary & Indooroopilly High • UQ, BBC, St Ignatius & QASMT close by