

# 4/44 Maryvale Street, Toowong, Qld 4066



## Unit For Sale

Tuesday, 11 June 2024

4/44 Maryvale Street, Toowong, Qld 4066

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 142 m2**

**Type: Unit**



Brett Andreassen  
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## Offers Over \$650,000

Quick Details Rates: \$401/qtr Body Corporate: \$3,572/annum Sinking Fund Balance: \$51,099 Age: 1980 Number in Building: 6 Investment Information: Vacant. Potential \$600 - \$620/week Nestled in the heart of Toowong, 4/44 Maryvale St presents a rare opportunity for modern urban living. This top floor apartment boasts two spacious bedrooms plus a versatile study, ideal for remote work or study needs. With its recently renovated interiors, including a sleek bathroom and contemporary kitchen, this residence offers both style and functionality. - Two Large Bedrooms plus separate study - Renovated Bathroom with separate toilet - Two Separate Lock Up Garages - Separate Storage - Secure Complex - Recently Renovated Toowong, a bustling suburb situated just 5 kilometres west of Brisbane's CBD, exudes a perfect blend of urban convenience and tranquil green spaces. Residents of Maryvale St enjoy easy access to Toowong Village, Toowong Train Station, and the serene surroundings of the Brisbane River and Mount Coot-Tha. With its practical layout and convenient location, 4/44 Maryvale St appeals to a range of potential buyers. First home buyers seeking a modern and low maintenance lifestyle will appreciate its affordability and proximity to amenities. Additionally, parents looking to invest in a property for their children attending nearby universities or working professionals will see the value in its strategic location and functional design. Don't miss your chance to secure this contemporary haven in Toowong. Contact us today to arrange a viewing and experience the best of urban living in Brisbane's sought after suburb.