

**4/47 Victoria Street, Fairfield, Qld 4103**

**YOUR HAVEN REALTY**

**Unit For Sale**

Thursday, 9 November 2023

4/47 Victoria Street, Fairfield, Qld 4103

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Nick Kruger  
0427262698

## Offers over \$330,000

Nestled on the ground level within the Lewis Court complex, this well-appointed one-bedroom unit presents an outstanding opportunity for the urban professional, university-goers, or discerning investors seeking a gem in Fairfield's vibrant heart. Step inside to discover a welcoming open-plan living space that effortlessly transitions to a sheltered patio, offering tranquil poolside views. The ample bedroom boasts extensive built-in wardrobes, complemented by a spacious bathroom featuring convenient laundry amenities. A designated parking spot is included.

**Key Attributes:** Spacious bedroom with extensive built-in storage  
Fluid living/dining area adjoining a functional kitchen  
Expansive bathroom integrated with laundry facilities  
Inviting patio with a picturesque pool outlook  
Exclusive parking space, additional visitor parking available  
Low body corporate fees, approximately \$45 weekly  
Proximity to essential transport links, shopping centers, healthcare facilities, and a mere 5km from the CBD.  
Secure rental income with current tenancy until 7th December 2023 at \$350 weekly  
Virtual staging brings to life the potential of both the living area and bedroom.

Savor the convenience of a bus stop mere moments away, the short walk to Fairfield Train Station, or the leisurely bike ride over the Green Bridge to UQ. Enjoy the complex's lush gardens, communal BBQ area, and the inviting azure swimming pool. Seize this rare offering. Contact Nick Kruger at 0427 262 698 to arrange a viewing.

**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.