

# 4/76 Alpha Street, Taringa, Qld 4068



## Unit For Sale

Thursday, 4 April 2024

4/76 Alpha Street, Taringa, Qld 4068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 53 m2

Type: Unit



Lewis Jones  
0492451517



Connor Hadwen  
0447466303

## For Sale

Introducing 4/76 Alpha Street Taringa, a charming 2-bedroom, 1-bathroom, 1 car unit in the heart of Taringa. Nestled in a boutique complex of only 5 units with a huge courtyard! The property features a spacious open-plan living and dining area, fitted with air conditioning for year-round comfort. The kitchen hosts an gas cooktop and oven, as well as ample bench and pantry space. One of the highlights of this property is the well-maintained, generously size front courtyard, perfect for entertaining family and guests. Situated in the sought-after suburb of Taringa, this residence offers close proximity to Brisbane Inner West's local amenities, parks, highly sought-after schools, dining and shopping precincts, and public transport options. With Brisbane CBD being just under 6km away, this property offers the utmost convenience to its new owners. A highlight of the features include:

- Small well maintained complex
- Located on the ground floor
- Air conditioning for added comfort
- Spacious courtyard
- Kitchen fitted with a gas cooktop and oven
- Council rates \$1,547 / annually
- Body Corporate Fees \$4,389.04 / annually
- Rental Estimate \$500 - \$550 / weekly

Location:

- 400m to Perrin Park
- 550m to Taringa Station and Shops
- 650m to Brisbane Boys' College
- 1km to Toowong Village
- 1km to Indooroopilly State High School (Year 7 - 12 Catchment)
- 1.6km to Toowong State School (Prep to Year 6 Catchment)
- 1.7km to Guyatt Park Ferry Terminal
- 2km to The University of Queensland
- 5.5km to Brisbane CBD