

**4204/135-152 Annerley Road, Dutton Park, Qld
4102**



Sold Apartment

Monday, 6 November 2023

4204/135-152 Annerley Road, Dutton Park, Qld 4102

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Arthur Conias - Toowong

Contact agent

• Spacious Light and Bright One Bedroom Apartment • Secure Parking Space with Lift Access • Quiet yet highly convenient location • 2 kms to South Bank, 3 kms to CBD, 9 kms to UQ • Close to Trains, Buses Restaurants and Cafes • Inspections by appointment only – Call 24hrs

Nestled within the secure and tranquil Dutton Park complex, this immaculately presented ground floor unit is a haven of comfort. Boasting a private porch framed by lush gardens, it's an irresistible opportunity for first-time homebuyers, astute investors, and downsizers. The sheer value offered by this property will undoubtedly catch the eye of both investors and those embarking on their homeownership journey. A sleek and modern kitchen adorned with stone benchtops, stainless steel appliances, and a dishwasher seamlessly connects to an air-conditioned living room. From there, step outside to your very own private and serene outdoor entertaining area. The unit comprises one spacious bedroom, featuring a convenient built-in robe, and a well-appointed main bathroom. The complex itself is a true gem, with meticulously landscaped gardens, a generously sized in-ground swimming pool, and a communal BBQ area, all under the watchful eye of dedicated on-site managers. Located on the cusp of the city, Dutton Park offers unparalleled convenience, with the Mater, Lady Cilento, and Princess Alexandra Hospitals just a leisurely stroll away. Excellent transport options, including bus and train lines, ensure quick access to the city and the airport. Not to mention, popular destinations like The Gabba, South Bank's vibrant café precinct, and The University of Queensland are all within easy reach. With an estimated rental return of approximately \$500 per week, this property stands out as an investment opportunity that shouldn't be missed.

Key Features:

- Positioned in a peaceful corner of the complex.
- Spacious bedroom with a built-in robe
- Stylish kitchen with stone benchtops, pantry, and dishwasher
- Airy and inviting living area with air conditioning.
- Private outdoor entertainment space with garden beds
- Secure parking space
- Estimated rental return of approximately \$500 per week.
- Onsite management for added convenience.
- Inviting in-ground swimming pool and communal BBQ area
- Beautifully landscaped communal gardens
- Walking distance to Mater, Lady Cilento, and PA Hospitals
- Easy access to UQ, South Bank, and scenic walking and biking trails

Annual body corporate fees \$5129.16, rates \$420.10 per quarter

Whether you're making an investment move or downsizing, the location is paramount. The Dutton Place complex promises an exceptional level of convenience, with nearly every amenity at your doorstep. Don't let this opportunity slip through your fingers. * Important *

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