

4308/2 Carraway Street, Kelvin Grove, Qld 4059

Place. 

Apartment For Sale

Wednesday, 17 April 2024

4308/2 Carraway Street, Kelvin Grove, Qld 4059

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 89 m2

Type: Apartment



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For Sale Now

With its own gated entry on the podium level of the complex your privacy is secure in your new haven. Once through the front gate, you walk through the private courtyard to the front door. Inside the apartment you be impressed by the spaciousness - with one large bedroom and bathroom, well-proportioned open plan dining, kitchen and lounge room and a separate study room or home office. Off the lounge room is a second outdoor area, a large balcony big enough for a full outdoor setting. The apartment is spacious and light filled with full floor to ceiling glass sliding doors and includes air-conditioning for those extra balmy summer days. Located within the catchment of the much sought after Kelvin Grove State School, an inspection is a must! Not only that, you are just upstairs from the bustling Kelvin Grove Urban Village shops, supermarkets, cafes, restaurants and parks. Apartment Features:- Total area of 89sqm (incl. outdoor areas).- Upgraded engineered timber flooring, new bathroom vanity, LED ceiling lights and repainted throughout.- Spacious king size bedroom incl. built-in wardrobe, near new air conditioning with direct access to the private courtyard.- Separate study room or home office.- Open plan living and dining with air conditioning.- Modern kitchen with gas cooktop and quality steel appliances (including. new dishwasher).- Large bathroom with ample of storage.- Separate laundry with dryer.- Large courtyard at the front entrance and oversized balcony on the opposite end.- A secure car parking space and storage space.- Complex includes pool, gym and central park with a BBQ area. Complex Features: The Kelvin Grove Village Centre complex is brilliantly designed with four separate towers divided by a central park which includes a lovely BBQ area, there is a gym, pool and sauna for use by occupants and the facilities are well maintained. The Location: Kelvin Grove has become a popular suburb for a range of people wishing to live close to Brisbane City, Queensland University of Technology (QUT), Brisbane Grammar, Kelvin Grove State College (ranked top 5 in Brisbane) and the Royal Brisbane Hospital. Located less than 2.5km northwest of Brisbane's CBD, it is a hilly and pretty suburb. It has experienced good growth in median house prices over the past five years as buyers have taken advantage of the suburb's proximity to the city. It is walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Herston and only 8mins drive from the CBD and benefit from future capital growth. Kelvin Grove has had an infrastructure boom over the last 8-10 years with the development of the Kelvin Grove Village. The village is home to many shops, cafes, restaurants and a Woolworths. The Village is also the site of the weekly Kelvin Grove Farmers markets - a popular attraction of the suburb. Well serviced by buses with easy access to the city along Kelvin Grove Road and other major roads, Kelvin Grove will continue to attract residents and tenants. Alan makes buying real estate simple and stress free, so call Alan today to arrange an inspection to view this amazing home. Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.