

4502/2 Carraway St, Kelvin Grove, Qld 4059

Place. 

Apartment For Sale

Tuesday, 19 March 2024

4502/2 Carraway St, Kelvin Grove, Qld 4059

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Apartment



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FOR SALE

Located on the fifth floor, Apartment 4502 at The Village Centre is spacious and light filled with floor to ceiling windows and doors out to the oversized balcony (nearly double the size of most in the village) and the apartment includes air-conditioning for those balmy summer days, or relax on your level five balcony and enjoy the lovely breeze. You don't need to live on water crackers in order to buy a property in one of Brisbane's blue chip suburbs. This one will be gone before you can bat an eyelid, so be at the open house this weekend.

Features of Apartment:- 55sqm internal space and large 21sqm corner balcony.- Well designed 'L' shaped living space with good separation between the lounge and dining.- The crisp white kitchen is in great condition and includes stainless steel Fisher & Paykel appliances with a gas cook top and a Dish Drawer.- Double floor to ceiling sliding doors out to the balcony completing the indoor/outdoor living flow.- Balcony is double the size of most 1 bedroom apartments, with room for both an outdoor table and lounge.- Spacious light filled bedroom with great airflow and direct access to the bathroom.- Bathroom is beautifully finished with mosaic tiling on the floor and floor to ceiling tiles in the shower. Dual access both from the lounge and bedroom.- The apartment also comes with one secure car space and a storage cage.- Air-conditioning and an outdoor laundry cupboard (with dryer) complete the unit.

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), Kelvin Grove State College (ranked top 5 in Brisbane) and the Royal Brisbane Hospital. Located less than 2.5km north west 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. Please note that furniture has been digitally added to the internal of the apartment after the professional photography has been taken.

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.