

**4509/2 Carraway Street, Kelvin Grove, Qld 4059**

Place. 

**Apartment For Sale**

Friday, 10 May 2024

4509/2 Carraway Street, Kelvin Grove, Qld 4059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 120 m2**

**Type: Apartment**



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## For Sale Now

Rarely does a two-level, 2-bedroom apartment come up for sale at Kelvin Grove Urban Village. This spacious apartment is sure to impress the most astute investor or owner occupier. Large, open-plan spaces and an oversized balcony make this apartment light and expansive while the separation of the 2 bedrooms over two separate levels grants an unrivalled level of privacy. Inside the apartment you will be impressed by the spaciousness - with two large bedrooms and bathrooms (over two levels), en suite for the master bedroom, generously sized open plan dining and kitchen; and oversized living area. This fifth-floor apartment also includes a large balcony, big enough for a full outdoor setting. To top it off, the high quality engineered timber flooring and carpets are brand new and have just been replaced throughout the apartment.

**Apartment Features:-** Located on the fifth floor and total area of 120sqm (incl. carpark and storage).- High quality engineered timber flooring and carpets newly installed throughout the apartment.- Oversized and spacious open plan living area. - Open plan dining and kitchen area, which includes stainless steel appliances with a dishwasher, gas cooktop and high quality oven.- Master bedroom with built-in wardrobe, private balcony, double glazed sliding glass door, en-suite bathroom on the top level.- Second bedroom includes built-in wardrobe and access to the main bathroom.- Main bathroom with combined bathtub/shower and dual access to second bedroom and living.- Generous sized balcony off the kitchen area, perfect for entertainment.- Separate laundry area to reduce the internal noise disturbance.- A secure car space and storage cage.- Complex includes pool, gym and central park with a BBQ area.- Security access and on-site manager.

**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.