

5/125 Clarence Road, Indooroopilly, Qld 4068



Sold Unit

Thursday, 5 October 2023

5/125 Clarence Road, Indooroopilly, Qld 4068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Matthew Griffin

0431921272

\$485,000

Nestled on the ground floor in a well-maintained complex, this neat and tidy private apartment has been tastefully renovated and would be perfectly suited to a first-time buyer, an investor, or anyone seeking a convenient and comfortable lifestyle. Currently vacant and ready to go, the apartment is situated less than 7.5 kilometres from the Brisbane CBD and is well positioned within moments of Indooroopilly Shopping Centre, public transport, local highly sought-after schools, café and dining precincts and so much more. All you need to do is move in and enjoy everything the home and location have to offer. Inside features a beautifully renovated kitchen with soft close drawers, glass splashbacks, electric oven and induction cooktop, dishwasher, Caesarstone benchtop with breakfast bar and plenty of versatile storage options. There is an air-conditioned living area which seamlessly transitions to a lush outdoor entertaining space allowing plenty of natural cooling breezes. This area also connects directly to a private backyard for the complex. A Renovated and remodelled bathroom with combined laundry and a separate, renovated toilet. Spacious, air-conditioned master bedroom with walk in wardrobe, huge window providing leafy outlook and plenty of natural light and second built in bedroom (perfect as a spare room or study) make up the remainder of the home. For added style and convenience, the home also comes with solid bamboo flooring, an additional linen and storage cupboard, great insulation with internal brick walls, fly screens and security screens throughout and secure car parking with a lockable storage shed underneath. Situated within a convenient location on Clarence Road, you'll have unparalleled access to the train station, buses to UQ, and Indooroopilly Shopping Centre. With all these amenities within reach, you'll enjoy seamless connectivity and effortless commuting. Families will also appreciate the highly sought-after school catchment area, with Indooroopilly State School and Indooroopilly State High School just moments away. Discover the perfect blend of convenience, comfort, and affordability with this unique apartment nestled in a central position within sought-after Indooroopilly. Additional Features: Body Corporate Fees - Approximately \$640 per quarter Council Rates - Approximately \$480 per quarter (this may be an investor rate) Water Rates - Approximately \$310 per quarter Estimated Rental Return - \$480 - \$520 per week Sinking Fund - Approximately \$83,000 Triple lock security doors Additional Storage - Linen closet and broom / storage cupboard Air-conditioners can be controlled via mobile phone Smoke alarm compliant Visitor parking to the rear of the complex Clearly outside of the flooding catchment for the Brisbane River Prep to Year 6 - Indooroopilly State School Year 7 to Year 12 - Indooroopilly State High School Indooroopilly Shopping Centre - 550 metres Indooroopilly Train Station - 240 metres