

5/22 Frederick Street, Alderley, Qld 4051

McGrath

Unit For Sale

Thursday, 11 April 2024

5/22 Frederick Street, Alderley, Qld 4051

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 102 m2

Type: Unit



Alexandra Porter



Kelsi Carroll
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Offers Over \$600,000

This 2018 built, low maintenance and spacious unit boasting exquisite finishes throughout, is sure to impress. It offers generous open plan living with a covered outdoor entertaining area, two bedrooms and master with ensuite. Including its own secure remote access car space and would suit first home buyers, investors or those wanting to downsize. • Spacious open plan living and dining area with stunning Carrara marble tiled flooring, opening through to the private outdoor area. • Modern kitchen with stone benchtops, stainless steel appliances and dishwasher • Two good sized bedrooms with built-ins, master with ensuite. • Main bathroom with shower over bath, laundry and floor to ceiling tiling with feature marble wall. • Ducted zoned air conditioning and double glazed windows throughout. • Rates: \$480 per quarter (approx), block size: 102 sqm • Body Corp fees: \$925 per quarter (approx) • Sinking Fund \$41,389.90 as at 08/04/2024 • Rental Appraisal: \$550 to \$600 per week (approx) • Nbn: Fibre to the Premises (FTTP) School Catchments Prep to Year 6: Newmarket State School Year 7 to Year 12: Everton Park State High School Nestled in Alderley, this residence is surrounded by essential amenities. Nearby, you'll find Alderley State School and Everton Park State High School, ensuring quality education is within reach. Public transport is easily accessible, with a nearby bus stop and Alderley train station providing convenient commuting options. Brisbane City is just 7 kilometres away, and the airport is easily reachable. For daily necessities, supermarkets like Coles and Woolworths are close by, with both Alderley Square Shopping Centre and Stafford City Shopping Centre offering a variety of retail choices. Rest easy with healthcare facilities nearby, including North West Private Hospital. This Alderley location offers convenience and a connected lifestyle within the community. Call today to book an appointment to view. Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property. Any rental appraisal advertised or provided was current at the time of the appraisal and may fluctuate depending on market movement. McGrath Estate Agents shall not be responsible should the appraisal or any part thereof be incorrect or incomplete in any way.