

**5/26 Hilltop Avenue, Chermside, Qld 4032**



**Unit For Sale**

Sunday, 12 May 2024

5/26 Hilltop Avenue, Chermside, Qld 4032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Kim Olsen

0413539865

## For Sale

Private & peaceful, this neat as a pin, top floor apartment enjoys morning sun, cooling cross breezes & a wide front balcony with easterly views over the suburb. Two spacious bedrooms open directly to an additional balcony at the rear. Two bathrooms including an en-suite to the main bedroom add value to this lifestyle friendly unit. Bordering Prince Charles and St Vincents Hospitals at the rear, 5/26 Hilltop Ave will be of interest for hospital workers, first home buyers or astute investors. Moments from transport, shopping and services, the property is located just 8km from Brisbane CBD. Immaculately presented with reasonable body corporate fees of just \$2844.00 per year, this boutique complex of just 6 units features 2 units per floor, security intercom and secure lock-up garages. With just one owner since new, Unit 5 has been well maintained and offers a wonderful opportunity to purchase in popular Chermshire. Features- Elevated position with easterly views over the suburb- Top floor - 2 units per level - Dual balconies both front and rear- 2 spacious bedrooms- Main bedroom with ensuite & walk-in robe- Second bedroom with built in wardrobe- Family bathroom- Kitchen with dishwasher, microwave, electric cooktop & oven- Insect/Security Screens- Freshly painted inside- Lock up single car garage- Security intercom to foyer- Visitor parking bays- Bordering St Vincents Private & Prince Charles hospitals- Somerset Hills State & Wavell State High School catchments- Close to a range of quality private schools- Bus services on Rode Rd- Westfield Chermshire, Aldi & Kedron Coles shopping centres- Kidspace Playground at 7th Brigade Park- Brisbane Airport & Inner City Bypass Tunnel system- Body Corporate Fees \$2844 per annum approx- Sinking Fund \$22,663.08 as at 30/9/23- Rental approx \$525-\$550/week Westfield Chermshire, Aldi and Coles Kedron shopping centres are all moments away whilst popular parks & playgrounds and quality state & private schools are an easy walk from home. Regular bus services provide fast travel options for city workers with the Inner City Bypass & Brisbane airports a convenient distance from the property. Exchange lengthy commutes for precious leisure time in this welcoming top floor unit in popular Chermshire. Safe & secure, 5/26 Hilltop Avenue is ready for new owners. Don't miss your opportunity to make it yours. Call Kim Olsen today for an inspection 0413 539 865. This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.