

**5/37 Victoria Terrace, Gordon Park, Qld 4031**

**Apartment For Sale**

Monday, 22 January 2024

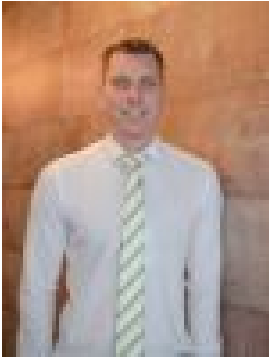
5/37 Victoria Terrace, Gordon Park, Qld 4031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Team Matthew Jabs  
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James Gainford  
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## For Sale

Conveniently located in the heart of Gordon Park just 6km from Brisbane's CBD is the ideal opportunity to secure a low maintenance apartment within minutes of shops, cafes, parks, and public transport. This neat and tidy two-bedroom apartment takes advantage of an elevated position and offers great natural light throughout. 5/37 Victoria Terrace features an expansive open plan living area, well-appointed kitchen and two oversized bedrooms with a central and functional bathroom. Situated in a quiet and private complex of just six apartments with security on the forefront and a lock up garage, this brick and homely apartment is ready for the next owner to take over and reap the rewards of this inner-city gem. Features include:- Large open plan living area with great natural light and a central air conditioning unit.- Updated kitchen with tiled floors and plenty of cupboard space.- Large balcony offering sweeping views with a north aspect. - Two generous bedrooms with built-in wardrobes and ceiling fans.- Main bathroom featuring shower over bath and separate toilet. - Single lock up garage with space for additional storage.- Recently painted interior.- North/south facing aspect.- Boutique complex of just six apartments. Location:- 450m to Stafford Road Bus Stop- 600m to Hickey Park (Dog park)- 900m to the Kedron Brook - 1.7km to Market Central Lutwyche Shopping Centre- 2.4km to Woolloowin Train Station- 4km to Chermside Shopping Centre- 4.6km to Royal Brisbane Hospital- 6.5km to Brisbane CBD- 11km to Brisbane AirportAdditional Information:- Body Corporate: \$627.27 per quarter (approx.)- Brisbane City Council Rates: \$481.30 per quarter (approx.) - Current Rental Return: \$500 per week (to July 2024)- Year Built: 1988The property is nestled in a quiet locale only moments to cafes, restaurants, parks and is surrounded by quality homes. You are situated minutes to Lutwyche and Chermside shopping centres, local transport including Woolloowin Train station, and the one-of-a-kind Kedron Brook bike and walking tracks. The property is also situated with ease of access to major infrastructure hubs including the Royal Brisbane Hospital, Airport link, and Clem7 tunnel network. 5/37 Victoria Terrace is positioned in the highly regarded Stafford State School and Kedron State High School catchments and is a short drive to many other excellent primary and secondary schools. For further details please contact James Gainford on 0466 900 049 or Matthew Jabs on 0422 294 272.\*\* Disclaimer\*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. 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.