

**5/45 Hill Crescent, Carina Heights, Qld 4152**



**Unit For Sale**

Wednesday, 17 April 2024

5/45 Hill Crescent, Carina Heights, Qld 4152

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



David Hamilton  
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## Offers over \$610,000

Centrally located in the heart of Carina Heights is this 2 bedroom, 2 bathroom apartment that is perfect for anybody seeking low-maintenance living in a prime location. The apartment is conveniently located just steps from Carina shops, in a boutique complex of only 9 units. On entry you are welcomed in to this light filled open floor plan unit that connects the kitchen and living areas and flows onto the balcony with expansive views facing a year round sunny Northern aspect. The apartment features high ceilings and has air-conditioning to the living room and master bedroom for those hot summer days. The well-appointed kitchen features Caesarstone benchtops with plenty of bench space, stainless steel appliances and loads of storage. The master bedroom features an ensuite and a built in wardrobe. The second bedroom features a built in wardrobe and ceiling fan and also adjoins the main bathroom. The covered carport includes 1 car space and secure lockable storage space. The property has been kept in excellent condition and the location simply can't be beat. - Walking proximity to Old Cleveland Road Carina Shopping and dining strip boasting a line-up of cafes, restaurants, a grocery store, pharmacy, gyms and medical facilities- 4 minute drive to Westfield Carindale Shopping Centre- Plenty of local schools and child care centres to choose from- Located only 10km from Brisbane CBD- Quick access to the M1 motorway- Moments away from ample local amenities and public transport- Body corporate fees approx. \$89 per week- Rental appraisal of \$ \$600 per week- Brisbane City Council rates of \$480 per quarter- Water rates of \$307 per quarter This stylish apartment in an unbeatable location won't last long so please get in touch with us to arrange your viewing.