

**503/9-11 Walden Lane, Bowen Hills, Qld 4006**



**Apartment For Sale**

Tuesday, 14 May 2024

503/9-11 Walden Lane, Bowen Hills, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Judy Chu

0401620672

## Offers Over \$528K

Introducing this vibrant 2-bedroom, 2-bathroom apartment in Bowen Hills, presenting a well-thought-out floor plan, effortlessly merging the living, dining, kitchen and balcony areas, creating a multifunctional space that's perfect for you, as well as family or friends gatherings. It features two generously sized bedrooms, each with it's own walk-in wardrobe providing ample storage space. The property boasts a prime location with easy access to an array of lifestyle options. It's within walking distance to the Royal Brisbane and Women's Hospitals, King Street entertainment precinct, RNA Showgrounds, the newly revitalized Victoria Park and multiple transport options (RBWH Bus Station, Fortitude Valley and Bowen Hills Train Station) Property features: - An optional fully furnished package - An open-plan living and dining area with plenteous natural light, and air-conditioning. - Modern kitchen area with abundant cabinetry and a quality bench-top, including stainless steel appliances. - Large master bedroom with walk-in wardrobe, ceiling fans and ensuite. - Generously sized second bedroom with walk-in wardrobe and ceiling fans - Spacious second bathroom - A breezy balcony to place an outdoor setting- Enclosed laundry area with a dryer and a washing machine included (Optional)- Tiled kitchen area. - A secure undercover carpark space. - Secure building with CCTV, intercom and resident-only access. The building has two entries, Bowen Bridge Road and Walden Lane. More information: \*Total Area 85sqm (Internal 76sqm, balcony 9sqm) \*Body Corp: \$2156.26 every 4 months approx (\$124.39 per week / \$6468.78 per year ) \*Council Rates: \$480.95 p.q. approx \*The Building - Annexe Apartment built in 2016 and has a total of 81 apartments spread over 9 Floors Disclaimer: The information contained in this website has been prepared by Invech Corporation Pty Ltd ("the Company") and/or an agent of the Company. The Company has used its best efforts to verify, and ensure the accuracy of, the information contained herein. The Company accepts no responsibility or liability for any errors, inaccuracies, omissions, or mistakes present in this website. Prospective buyers are advised to conduct their own investigations and make the relevant enquiries required to verify the information contained in this website.