

504/17 Lytton Road, East Brisbane, Qld 4169



Sold Apartment

Friday, 16 February 2024

504/17 Lytton Road, East Brisbane, Qld 4169

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 70 m2

Type: Apartment



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\$462,000

Positioned on level five of the central Mowbray Apartments complex, there is plenty to love about this residence with picturesque views over the park, River, City and beyond. Occupying a prime position 3km from the heart of the CBD with shops, public transport, cafes and restaurants literally on your doorstep, the property also affords access to a rooftop entertainment terrace, complete with BBQ facilities and extensive vistas over Brisbane. The apartment currently hosts a long-term tenant on a lease until August 2024, demonstrating the demand for properties within this vibrant East Brisbane hub. Presenting a practical layout, the residence welcomes you through the open plan living and dining area, seamlessly combining with the north-east facing balcony through floor-to-ceiling glass doors. The kitchen includes a gas cooktop, oven, dishwasher, double sinks and an abundance of built-in cabinetry, also incorporating a discrete hidden laundry and study nook. The bedroom affords direct balcony access and hosts a walk-through wardrobe that leads through to the two-way bathroom, featuring a large walk-in shower, mirrored vanity and storage. Displaying a neutral colour scheme throughout, the apartment is air-conditioned with ceiling fans in both the living area and bedroom. The building offering secure intercom entry, lift access and a designated car space with additional storage cage in the basement carpark. The recreational rooftop terrace is the perfect place to host dinner parties with the most majestic backdrop of the glistening city lights, or simply walk across the road to enjoy one of the nearby restaurants at your disposal. There is an IGA, bottle shop, pharmacy and café just downstairs, with the Mowbray Park City Cat Terminal just across the road from the complex. Investors, first-home buyers or professionals looking for a central Brisbane base should not look past this opportunity, affording proximity to the CBD, Gabba and numerous infrastructure projects including the Cross River Rail. As we edge closer to the 2032 Olympic Games, the liveability and popularity of our inner-city suburbs promise capital growth for those who can secure a property within this vibrant and ever-evolving hub. The convenience of inner-city living complemented by the surrounding natural elements of green spaces and the Brisbane River create an atmosphere that you would be hard-pressed to come across anywhere else. Tenanted at \$450 per week to 13 August 2024. Body Corporate approx. \$3450 per annum. Brisbane City Council Rates & Urban Utilities approx. \$3045 per annum. Apartment 70m² + Car Space 13m² + Storage Cage 4m² = Total 87m². Level 5 of Mowbray Apartments with picturesque views over park, River & City- 3km from the heart of the CBD with shops, public transport, cafes & restaurants literally on your doorstep- Property affords access to a rooftop entertainment space, complete with BBQ facilities & extensive vistas over Brisbane- Apartment currently hosts a long-term tenant on a lease until August 2024- Open plan living/dining area, seamlessly combining with north-east facing balcony- Kitchen includes a gas cooktop, oven, dishwasher, double sinks & abundance of built-in cabinetry + discrete hidden laundry & study nook- Bedroom affords direct balcony access & hosts a walk-through wardrobe- Two-way bathroom featuring a large walk-in shower, mirrored vanity & storage- Neutral colour scheme throughout, air-con/ceiling fans in living area & bedroom- Building offers secure intercom entry, lift access & designated car space with additional storage cage in the basement carpark- IGA, bottle shop, pharmacy & café just downstairs, Mowbray Park City Cat Terminal across the road- Proximity to CBD, Gabba & infrastructure projects including the Cross River Rail