

6/23 Burt St, Auchenflower, Qld 4066



Sold Unit

Thursday, 9 November 2023

6/23 Burt St, Auchenflower, Qld 4066

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Unit



Lee Sutherland

0754777512

\$502,000

Experience relaxed urban convenience with this inviting apartment mere minutes from Brisbane CBD and with excellent public transport access. Situated in the sought-after Rosemount Gardens, a boutique complex of just 16 units, this property features a shared pool, perfect for the coming summer months. With approximately 78 square metres of living space, this ground-floor apartment with level street access offers low-maintenance living with air-conditioned, open-plan living with ample room for separate dining and lounge areas. The modern kitchen boasts stone-topped benches and includes a gas cooktop, dishwasher for easy cleanup, and plenty of storage and food-prep space. Accommodation comprises two generous-sized bedrooms with built-in robes, split-system air conditioning, and ceiling fans. Two windows in each room let in lots of daytime natural light. A functional combined bathroom and laundry well-lit and ventilated with an external window - and a separate toilet complete the layout. Sliding doors open to a patio that overlooks the neatly manicured gardens. This is a great spot to unwind with a drink after cooling off in the pool. Relax knowing you can enjoy the facilities without any of the upkeep! Enjoying an elevated position that captures the breeze, this apartment offers exceptional inner-city convenience with the Brisbane CBD just 10 minutes drive, with busses, trains, and ferries all a short stroll away for hassle-free commuting. Also close by are Toowong Village, Barooka Road shops, dining, parks, and The Wesley Hospital. Whether you're a professional looking for proximity to the City, an investor, or a downsizer wanting an easy-access apartment, this property ticks all the boxes. And the added lifestyle benefits of a shared pool and proximity to transport, work, and dining are the cherry on top. Blink, and you'll miss this fantastic opportunity.

Quick Details
Rates: \$480.95/qtr
Water: \$300/qtr approx.
Body Corporate: \$1,012.50/qtr
Sinking Fund: \$120,321
Age: 1970
Number in Building: 16
Rental appraisal: \$480-\$500/week

- Ground-floor apartment in Rosemount Gardens
- Well-maintained complex of 16 with access off Burt Street
- 2 beds with BIR + combined bathroom/laundry + WC
- Open-plan living & dining flowing to covered patio
- Modern stone-topped kitchen, gas cooktop, dishwasher
- Air-conditioned living area & bedrooms + ceiling fans
- Shared, shaded pool + neatly maintained grounds
- Single lock-up garage - 1 flight of stairs from garage
- Short walk to busses, train station, & ferry terminal
- Convenient 10-minute drive to Brisbane CBD
- Close to Toowong Village, shops, dining, hospital