

6 and 14/16 Troughton Road, Sunnybank, Qld 4109

Harcourts Greater Springfield

Sold Unit

Thursday, 10 August 2023

6 and 14/16 Troughton Road, Sunnybank, Qld 4109

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m²

Type: Unit



Navin Chandra

0455879703

\$605,000

This captivating 2-bedroom unit is strategically situated near public transport, Sunnybank Plaza, and Pinelands Shopping Centre, ensuring residents have all their daily needs within easy reach. One of the most impressive aspects of this property is its proximity to multiple greenspaces, providing abundant options for recreation and relaxation just a stone's throw away from the apartment complex. This not only enhances the quality of life for residents but also adds to the overall appeal and value of the unit. Designed with practicality and versatility in mind, the unit boasts thoughtfully crafted floor plans that cater to both family living and entertaining. The well-planned layout ensures easy navigation and creates an inviting space for social gatherings. In addition, the unit offers excellent connectivity, with quick and convenient access to major arterial roads, allowing residents to enjoy seamless transportation options. This accessibility not only enhances convenience but also contributes to the unit's potential for high rental demand. Investors will also appreciate the unit's exceptional proximity to renowned educational institutions. Situated right across the road from St Thomas More College and within the sought-after school catchment of Sunnybank State School and Sunnybank State High School, this property presents an attractive option for families seeking quality education for their children. Additionally, its short driving distance to Griffith University further enhances its potential as a rental property for students and academics. Natural light floods the living areas through large windows, creating a warm and welcoming ambiance that residents will undoubtedly appreciate. This abundance of daylight adds to the overall appeal and comfort of the unit, making it an ideal place to call home in the vibrant heart of Sunnybank. Don't miss out on this incredible investment opportunity! With its prime location, desirable features, and strong rental potential, this 2-bedroom unit offers both short-term and long-term gains for savvy investors. Secure your future success by investing in this pinnacle of Sunnybank today!

Outstanding Property Features Include:

- Open plan living/dining area with air-conditioning
- Main bedroom with ensuite
- Chic kitchen with stone bench tops
- Walk in Robes and ceiling fans for all bedrooms
- Charmingly modern kitchen with stone bench tops, exclusive splash-backs and ample storage
- Large modern main bathroom with internal laundry, including dryer
- Generously sized private balcony overseeing green spaces
- Split-system heating & cooling throughout
- Private Roof-Top BBQ Entertainment area, with panoramic mountain views
- Single car space with additional visitor car parks
- Secure intercom access and pin code access into the main entrance of the apartments

Location Highlights

- 2 minutes from Banoon Train station
- 2km to Sunnybank Plaza
- Bus at front to Griffith Busway
- Railway transport to City 2min away
- Sunnybank State School and Sunnybank State High School catchments
- 200m to St. Thomas More College
- Short drive to Griffith University Mt Gravatt and Nathan Campuses
- 5min to Pacific Motorway
- 2min drive to Sunnybank Private Hospital
- Walking distance to QEII Jubilee Hospital
- Short stroll to Mains Road dining precinct
- Westfield Garden City close by

Unit 6 is tenanted at \$560 per week with lease expiring in March 2024.