

60/6 Babarra Street, Stafford, Qld 4053

THE AGENCY

Sold Unit

Sunday, 7 January 2024

60/6 Babarra Street, Stafford, Qld 4053

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 61 m2

Type: Unit



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\$425,000

Please note: Entry for the open is off Balal Street. Welcome to your opportunity to own a modern and secure apartment nestled in one of the most sought-after locations within the complex. This generously sized unit offers not only comfort but also tranquility, as it is positioned at the back of the building, ensuring peace and a delightful outlook over Balal Street. With an eastern orientation, this apartment enjoys the gentle morning sun and an abundance of natural light. Upon entering, you'll be greeted by a spacious open-plan layout that seamlessly integrates the kitchen, living, and dining areas. The well-appointed bedroom is generously sized, and a large balcony extends your living space into the outdoors. Whether you're looking for a new place to call home or an investment opportunity, this unit won't last long in the market. This complex is highly sought-after by both owner-occupiers and investors, and the current tenant, who loves the property, is keen to stay beyond the lease period (24th April 24) if possible. The building's lift from the secure basement parking directly to your floor ensures accessibility for all age groups and physical abilities. The kitchen boasts stainless steel appliances, ample cupboard and bench space and light timber-look flooring in the living area. The generous bedroom comes complete with a built-in robe, and the spacious bathroom features a vanity, toilet, and large shower. Additionally, the unit includes a storage cupboard and a European laundry with a dryer included. You'll also have your own secure exclusive-use parking space, as well as access to the complex's pool and BBQ area.

Key Features:

- Prime quiet east-facing location overlooking Balal Street
- Built in 2012, building newly painted, foyer carpets have been replaced
- Spacious bedroom and well-appointed bathroom
- Reverse cycle air-conditioning in kitchen/living/dining
- European laundry with dryer included
- CCTV security, intercom, and secure entry for peace of mind
- Secure remote-designated undercover parking
- Internal lift providing easy access from the car park to your floor
- Complex pool with BBQ and entertaining area
- Excellently maintained complex & gardens, proactive onsite managers
- Pet-friendly complex (subject to body corporate approval)
- Body corp fees (admin, sinking, insurance) approx \$1348 per quarter

• Tenanted until 24/4/24 at \$480 per week

Ideally situated just 8km from the CBD, with a convenient bus stop at your doorstep and easy access to tunnels, this apartment offers unbeatable convenience. Enjoy a leisurely stroll to shops, cafes, restaurants, Stafford City Shopping Centre, and the Kedron Brook bike-way. With unit prices on the rise, don't miss out on this fantastic opportunity. Contact Megan today for more information on 0439 941 501.

Disclaimer: While we have taken every effort to ensure the accuracy of this information, we disclaim all liability for any errors, omissions, inaccuracies, or misstatements that may occur. Prospective buyers are encouraged to conduct their own investigations to verify the information provided.