

604/188 Shafston Avenue, Kangaroo Point, Qld 4169



Studio For Sale

Friday, 17 May 2024

604/188 Shafston Avenue, Kangaroo Point, Qld 4169

Bathrooms: 1

Area: 21 m2

Type: Studio



Bailey Macoun
0479161724



Justin Smith
0733201012

Offers Over \$200,000

Located on the sixth floor of the 'Shafston University Mansions' building, this studio apartment is the perfect entry into the market for first home buyers or investors alike who are searching for low maintenance living whilst being surrounded by great lifestyle options. Take advantage of this opportunity to secure an inner-city haven in a sought after location! Boasting a slick compact layout filled with sunlight, this apartment features an open floor plan with a fully functional kitchen featuring ample storage space. The bedroom space is of great proportion featuring built in robes, ceiling fan, as well as an easy access to the bathroom displaying shower, toilet and cleverly tucked away storage. The Shafston Mansion building offers an array of exceptional amenities, including a recreational lounge, on-site laundry facilities, a fully equipped indoor and outdoor gym, a cafeteria, and convenient photocopying and printing services. Furthermore, the building management team is available on-site to attend to all your needs, and secure swipe card access guarantees top-notch security throughout the premises. Expected rental return of \$400 per week. Property Features:- Fully functional kitchen with ample storage space- Built in robes- Bathroom with shower and toilet - River glimpses- Very low vacancy rates- Perfect first home or investment in a premium location- Excellent rental returns for investors Complex Features:- Professional onsite management- Fully equipped gymnasium- Recreational lounge- Cafeteria- On site laundry facilities- Low maintenance and economical body corporate fees include electricity & internet- Lift access in a secure complex Body corporate contributions: \$3,974 p.a. Council rates: \$2,000 p.a. (Approx) A fantastic opportunity for those looking to enter the property market, or to attain a positively geared investment with minimal outlay! It is hard to find a better location, with the Cross River Rail already under construction, and just moments away the underway Green Bridge from Kangaroo Point to the city, this is an area on the move. Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba! The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.