

7/22 Wyndham Street, Herston, Qld 4006

Place. **P**

Sold Townhouse

Thursday, 10 August 2023

7/22 Wyndham Street, Herston, Qld 4006

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse



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\$835,000

Introducing an exceptional opportunity in the heart of Herston. This executive townhouse presents an incredible opportunity for a first home buyer or a fantastic investment opportunity. Recently repainted, brand new upgraded internal downlights and new carpets throughout, it showcases a fresh and modern aesthetic. Featuring a total area of 161sqm of indoor and outdoor living, Unit 7 is nestled quietly in a boutique complex of eight townhouses in the heart of Herston. The property is within walking distance to Victoria Park, QUT, RBWH, The Herston Quarter Ballymore Stadium and falls in the Kelvin Grove State College and all within five mins drive to Brisbane CBD. Step inside to discover a spacious living and dining area, complete with air conditioning and providing a comfortable space for relaxation and entertaining, complete with wooden flooring and high ceilings. The open-plan living and dining areas flow seamlessly from the spacious kitchen. Featuring stainless steel appliances any home chef will appreciate. A well-appointed and spacious private entertaining courtyard, ideal for a quiet drink after work or entertaining guests, offering you a private retreat and the potential for creating an outdoor haven to enjoy the sunshine. The upper level is equipped with brand new carpeted floors, two spacious bedrooms with built in wardrobes (one with air conditioning), bathroom and a very generous third/master bedroom with its very own en-suite, air conditioning and private elevated deck.

Townhome features:

- Newly painted, carpeted and upgraded internal lights throughout.
- Generous living & dining area with air conditioning.
- Large courtyard and entertaining area, large enough for pets and bbq.
- European appliances and ample storage.
- Modern kitchen with good quality appliances.
- Single lock up garage.
- Private storage shed.
- A small and discrete laundry.
- Air-conditioning throughout.
- Low body corporate fees.
- Pet friendly.
- Elevated and flood free townhouse.

Complex Features:

- Low body corporate fees - Approx. \$870 per quarter.
- Only eight townhouses in the complex.
- Approx. \$107,000 in the sinking fund.

Location Features: Herston is a small inner-city suburb within a short 3.5km to the CBD, near the Royal Brisbane and Women's Hospital, 'world class' Victoria Park, Kelvin Grove State College, Kelvin Grove Urban Village, and ideally located for the significant student population that studies at the nearby Queensland University of Technology and University of Queensland. It is walking distance to Victoria Park, the largest inner city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. Close proximity to major roads, busways and bike paths offers multiple options for travelling into Fortitude Valley, Southbank and the CBD. Easy access to the tunnels puts you just 20 minutes from the airport and allows for quick getaways to the coasts. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Herston and only 8mins drive from the CBD and benefit from future capital growth. Don't miss out on this fantastic townhouse! Explore this property's potential and arrange an inspection today to secure this opportunity.

Disclaimer This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.