

**7/52 Brae Street, Coorparoo, Qld 4151**



**Unit For Sale**

Friday, 2 February 2024

7/52 Brae Street, Coorparoo, Qld 4151

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Kylee Harnisch  
0738999999

## Offers Over \$960K

Ideally positioned at the top rear of the complex, this sharply dressed apartment combines an incredibly spacious 171m<sup>2</sup> layout with top-tier finishes that define absolute luxury throughout. Well-suited to those who value private, secure, and easy modern living, this beautiful boutique address affords a premium Coorparoo position, close to Coorparoo Square, Martha Street dining, excellent schooling options, and swift CBD transport. Packing poise and panache, this gorgeous abode welcomes guests into a radiant open concept featuring stunning timber floors, ducted air con, and gloriously high ceilings which soar up to 3.1 metres. Adorned with a beautiful stone waterfall bench, the kitchen provides a stunning culinary haven with high-spec Ilve appliances, extensive storage space, and a cute servery window. Extending beyond the interiors, an enormous North-facing balcony offers a fabulous setting to entertain, spoiling guests with twinkling city outlooks and sensational breezes. Back inside, a generous master provides a lavish retreat with direct balcony access, a huge walk-in robe, and an exquisite ensuite featuring a stand-alone tub. Two additional bedrooms share use of the tastefully finished main bathroom, one of which featuring a clever two-way access. Capturing every last modern demand, this stunning home comes complete with key conveniences including two side-by-side garage spaces, secure intercom access, and a large storage cage. Perfectly blending the comforts of cosmopolitan living with the values of nature, this sensational residence also boasts access to a community garden with a bounty of harvest to enjoy. An extensive list of highlights includes:

- Ducted air con, timber floors, high ceilings throughout
- Main bathroom features shower over bathtub
- Large master feat. huge walk-in robe, balcony access, ensuite
- Kitchen feat. Ilve appliances, stone waterfall bench
- Secure entry & intercom access
- Community garden/veggie patch

Leaving nothing to be desired in its design or location, this fabulous address is close to dining, retail and Dendy Cinemas at Coorparoo Square, as well as cute boutique shopping at Camp Hill Marketplace. It's an easy stroll to city-bound buses and parklands, and just moments from Coorparoo train station, local gyms, Langlands Pool, major hospitals, and excellent schooling options including Mt Carmel, Loreto College, and Villanova College. Body Corp - \$3707 p.a approx Rates - \$386.75 p.q approx