

**7/77 Benson Street, Toowong, Qld 4066**



**Unit For Sale**

Tuesday, 14 May 2024

7/77 Benson Street, Toowong, Qld 4066

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 78 m2**

**Type: Unit**



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## Offers Over \$490,000

Located just a stone's throw away from everything on offer at Toowong Village and within a 4-minute drive to the University of Queensland, this unit at 7/77 Benson Street offers the perfect opportunity to move straight in. With the combination of a convenient low maintenance lifestyle, all just minutes away from shops and public transport, this is perfect as an astute investment or for an owner occupier. Unit 7 is located on the first floor in a small complex of 10. Recently refurbished, the air-conditioned open plan living/dining area has been laid with timber look flooring for easy cleaning. Sitting adjacent to the living room, the kitchen has ample storage and is fully equipped with new electric cooktop and oven. Down the hallway are both bedrooms - both good-sized, new carpets laid and with built-in robes. There is plenty of room for a separate study desk in both rooms. A central bathroom, combined toilet completes the internal layout. Supermarkets, specialty cafes and medical clinics are in close proximity with Toowong Village a 3-min walk away. Public transport is easy with buses right at your doorstep with train and ferry lines just up the road. Popular schools in the area include Toowong Primary, Indooroopilly High as well as UQ, BBC and the Queensland Academy. Vacant and ready to move into, this will be a popular one so get yourselves to the open homes or contact us for further details. 7/77 Benson Street features as follows:

- Complex of 10
- Body corp rates: \$762 per quarter
- Council rates: \$350 per quarter
- Age of building - 1970s
- Two bedrooms, one bathroom, one car lot
- Second floor of building
- Open plan combined living/dining
- New electric cooktop and oven
- New carpet in both rooms and with BIR
- New air-conditioning unit
- New timber look flooring
- Single under cover car lot
- Walk to shops and transport
- Toowong Village - 3 min walk
- Brisbane City - 10 min drive
- UQ - 4 min drive
- Indooroopilly Shopping - 10 min drive
- Catchment for Toowong Primary & Indooroopilly High
- UQ, BBC & QASMT close by