

**8/13 Fenton Street, Fairfield, Qld 4103**

**Harcourts** Local

**Sold Unit**

Monday, 14 August 2023

8/13 Fenton Street, Fairfield, Qld 4103

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 134 m2**

**Type: Unit**

**\$600,000**

Chrissy Arkinstall of Harcourts Local presents 8/13 Fenton Street, Fairfield. Boasting clean lines and a bold aesthetic, this impeccable residence offers low maintenance living for the professional buyer, savvy investor or first homeowner. A superb entertainer, it offers light-filled living and meal spaces and a magnificent outdoor terrace, with an abundance of space for friends and family to gather. Accommodation includes two well-separated bedrooms, and two bathrooms including private ensuite, complete with ceiling-height tiling and a luxurious walk-in shower. Offering excellent accessibility, the unit is positioned on the ground floor with no internal stairs, and the secure basement carpark is located directly adjacent to the building's lift access. Perfectly suited to healthcare professionals, this residence is within walking distance of Princess Alexandra Hospital, with both the Mater and Queensland Childrens Hospital nearby. Local amenities include Buranda Village, Fairfield Gardens and Stones Corner shopping precincts, plus The Gabba, Southbank Parklands and Princess Street Park. This property offers:

- Open plan living and meal spaces plus a magnificent outdoor terrace
- Stylish kitchen with stone countertops, glossy cabinetry and stainless-steel appliances
- Generous main bedroom with walk-in-robe and glass doors to terrace
- Ensuite with ceiling-height tiling and extra-large walk-in shower
- Guest bedroom with mirrored built-in robes
- Beautiful guest bathroom with full sized bathtub
- European laundry and separate linen storage
- Split system air conditioning and ceiling fans
- Timber floorboards and plush carpets
- Security intercom system and lift access
- Single car space in secure basement carpark, plus ample visitor parking on-site
- 100m walk to Fairfield dog park
- 500m walk to Dutton Park train station
- Minutes from Princess Alexandra Hospital, Mater Hospital and Queensland Children's Hospital
- Moments from Buranda Village, Fairfield Gardens and Stones Corner
- Proximity to The Gabba, The Norman Hotel and Southbank Parklands
- Just 5kms from Brisbane CBD with easy access via Dutton Park Station

To enquire about this property or to arrange an inspection, contact Chrissy Arkinstall on 0413 802 842.