

**8/21 Sparkes Street, Chermside, Qld 4032**



**Unit For Sale**

Sunday, 26 May 2024

8/21 Sparkes Street, Chermside, Qld 4032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Alyssa Meltzinitis

0411821160

## For Sale

Presenting an exquisite residence at 8/21 Sparkes Street, Chermside! This almost-new apartment seamlessly combines comfort and convenience, offering a prime location and impressive amenities. Upon entering, you'll find a spacious, well-lit living area equipped with air conditioning for year-round comfort. The unit features two generously sized bedrooms, strategically positioned for enhanced privacy. The primary bedroom includes a walk-in robe and an ensuite, adding a touch of luxury. Natural light floods the living and lounge areas, creating an inviting ambiance that flows into the well-appointed kitchen. This kitchen is perfect for cooking enthusiasts and those who love hosting gatherings. A standout feature of the unit is its two stylishly designed bathrooms, adding a modern touch to the space.

**Key Property Features:** Two Spacious Bedrooms  
Master Bedroom: Walk-in robe, ceiling fans, and air conditioning  
Second Bedroom: Built-in robe, ceiling fans, and air conditioning  
Contemporary Main Bathroom with shower only  
European Laundry  
Modern Kitchen: Double fridge space, Stainless steel appliances, dishwasher, abundant storage, and gas cooktop  
Air-Conditioned Open-Plan Lounge and Dining Area  
Large Balcony: Access from the living area, west-facing with panoramic mountain and parkland views

**Key Building Features:** 24-hour security cameras and intercom access  
Pet-friendly  
Secure parking with lock up storage cage  
Breathtaking rooftop terrace with 360-degree panoramic views

**Distances:** Craigslea State School: 0.75 km  
Craigslea State High School: 0.97 km  
Wavell Heights State School: 1.48 km  
Somerset Hills State School: 1.53 km  
Our Lady of the Angels' School: 1.9 km  
Westfield Chermside Shopping Centre: 1.1 km  
Brisbane CBD: 10 km  
Brisbane Airport: 12 km

**Additional Information:** Rental Appraisal: \$600 - \$650 per week  
Body Corporate: \$1050 per quarter (approx.)  
Council Rates: \$400 per quarter (approx.)  
Water Rates: \$196 per quarter (approx.)

Don't miss out on this versatile real estate opportunity. Contact Alyssa Meltzinitis today for more details or to schedule a viewing. Secure your future in Chermside - whether as a homeowner or investor, this property is ready to meet your needs. Please note that information provided in marketing material, websites, or other portals should not be solely relied upon. Individuals should conduct their own inquiries and seek independent advice regarding any advertised property or information provided.