

**8/35 Kate Street, Alderley, Qld 4051**

**Sold Apartment**

Tuesday, 5 December 2023

8/35 Kate Street, Alderley, Qld 4051

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$700,000**

Situated in an esteemed complex of just 10 properties, this exceptional apartment occupies a prime position on the top floor and is beautifully presented. The spacious floor plan flows seamlessly over one level, promoting easy living. The open-plan lounge, dining, and kitchen area enjoys an abundance of natural light, opening up to the first of two spacious balconies. Custom-made shutters create the perfect space for outdoor entertaining while offering a green, leafy outlook. The apartment features three bedrooms, all equipped with built-in robes and capturing a pleasant view. The oversized master bedroom also boasts a private ensuite and a generous balcony – an ideal space to relax and soak in the beautiful breeze. The main bathroom includes a bathtub and internal laundry space for your convenience. Downstairs, you'll find an individual secure remote control garage. Living at this address means you are perfectly located, only minutes' walk to City Bus and City Train, as well as Alderley Coles, Newmarket Pool, Newmarket Village, and acres of local parkland, bike tracks, and cafes. All of this is just 6km from the CBD. This is a perfect opportunity to secure a low-maintenance, easy-living 'happy place' in a village community. \* Envious, elevated position, capturing cool breezes\* Extensive green, leafy outlook\* Appealing design and presentation\* Air-conditioned throughout\* Small walk-up complex with secure entry/intercom\* Individual remote control lock-up garage\* Ideal proximity to shops, parks & public transport, approximately 4.5 km from the CBD\* Newmarket State School & Kelvin Grove State College school catchment