

8/52 Ludwick Street, Cannon Hill, Qld 4170

@realty

Apartment For Sale

Wednesday, 10 January 2024

8/52 Ludwick Street, Cannon Hill, Qld 4170

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Apartment



Gregg Hewitt

OFFERS OVER \$420,000

LOCATION – LOCATION! This remarkable 1-bedroom, 1-bathroom apartment is the ultimate blend of convenience, access, and lifestyle. Ideal for first home buyers, downsizers, or astute investors seeking proximity without compromise. Nestled in a prime location on a tranquil street, this sophisticated three-story apartment block exudes a timeless charm. Boasting a modern light and airy open-plan design with stylish tiled living spaces and high ceilings, this apartment is in excellent condition with no need for a makeover. When you step out your door you are only minutes from cafes, restaurants and everyday amenities including Cannon Central Shopping Centre a short 5-minute walk (350m). Features at a glance: • Modern apartment block built in 2019 • East-facing corner apartment on level 2 • Well-presented landscaped building entrance • 95% owner occupier 5% rented within building • Balcony ideal for relaxation & entertainment • Open-plan kitchen, living & meals area with breakfast bar & plenty of cupboards • Split system air conditioning • Garaged car space • Rented until June 2024 for \$450 p.w. increasing after to \$575 p.w. • Body Corp Fee approx. \$60 p.w. • Council Rates approx. \$1,900 p.a. • Body Corporate Pet Policy permits up to 1 pet under 20kg This property is conveniently located just 10.5km from Brisbane CBD. Situated only 200m from the Cannon Hill Bus Interchange (a quick 3-minute walk) and a mere 1.3km from Cannon Hill Train Station, ensuring easy access for daily commuting. With everything you need at your doorstep, this property provides the perfect blend of convenience and lifestyle. This apartment is a golden opportunity that will not last long. Reach out if you are interested and we will be happy to discuss this with you further. Inspection: Saturday 13th January 10:30am - 11:00am.