

8/6 Babarra Street, Stafford, Qld 4053

Unit For Sale

Tuesday, 7 May 2024

8/6 Babarra Street, Stafford, Qld 4053

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit



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Offers Over \$455,000

Nestled at the rear of one of the blocks in this well-maintained contemporary complex, this exceptional quiet apartment offers proximity to all the delights of Stafford and its surroundings. Upon entering this inviting 1-bedroom spacious unit, you're immediately struck by its airy and light ambiance. The open-plan kitchen, living, and dining area, seamlessly extends outdoors through timber bi-fold doors onto a generously sized courtyard, perfect for entertaining or unwinding. The well-appointed kitchen features a breakfast bar, stainless steel appliances (including a dishwasher), and a sleek glass splashback. Adjacent to the living area lies the generous bedroom, complete with built-in wardrobes, a ceiling fan, and access to a private courtyard through sliding doors. The courtyard has a gate with direct access to the pool area. The large bathroom, a rarity in apartments, offers a luxurious jet spa and houses a European laundry, ensuring functionality without sacrificing living space. This apartment boasts a range of extras, including an extended private courtyard, bi-fold timber doors and additional storage in the breakfast bar. Other notable features include reverse cycle air-conditioning, tinted windows, secure exclusive undercover parking with lift access and intercom, and direct access from your courtyard to communal amenities such as a large pool and BBQ facilities. Plus, it's pet-friendly (subject to body corp. application). There's more than meets the eye in this apartment with the following included extra's: * Private East facing courtyard * Bi-fold timber doors * Access from bedroom to courtyard through sliding doors (with security screens). * Breakfast bar in Kitchen * Jet spa bath with shower over * Reverse cycle air-conditioning and tinted windows * Secure Undercover parking with lift access and intercom * Your own designated car space * Large pool and BBQ facilities * Pet friendly (Subject to body corp. application). * Body Corp fees are \$1348 per qrt (if paid on time) * Sinking fund \$749,000 approx. as at 7 March 24 * Rental Appraisal \$480 - \$520 per week. * Current tenant in place until 26/8/24 at \$415 per week. Situated less than 7 km from the CBD, with convenient access to transportation links including bus stop right outside, Airport Link, and Clem 7 tunnels, as well as nearby shops, cafes, restaurants, Stafford City Shopping Centre, and the Kedron Brook bike-way, this location is truly unbeatable. I look forward to seeing you at the open home, or contact Megan on 0439 941 501 for a private viewing. Don't delay - apartments in this sought-after complex move very quickly! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.