

**9/11 Balfour Crescent, Highland Park, Qld 4211**



**House For Sale**

Thursday, 13 June 2024

9/11 Balfour Crescent, Highland Park, Qld 4211

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Offers over \$550,000

This spacious unit boasts an enviable location with convenience at its core! Situated within walking distance of not one, not two, but three shopping centers, William Duncan State school, and essential amenities like Bunnings and public transport, it offers unparalleled accessibility. The nearby Highland Park shopping center, featuring an IGA, is just a stone's throw away, while major grocery stores such as Woolworths, Coles, and Aldi are also within easy reach. For those with renovation plans, Bunnings is conveniently located nearby. Commuters will appreciate the proximity to the M1 and train station, making travel to Brisbane a breeze. This unit stands out as one of only a few in the complex with three bedrooms, offering ample space for families or those needing extra room. Downstairs, the open-plan layout with polished timber floors encompasses the kitchen, dining, and living areas, creating a warm and inviting atmosphere. The kitchen is equipped with an electric cooktop, oven, and rangehood, complemented by laminate benchtops. A powder room and laundry add to the practicality of the space, while a balcony provides a serene outdoor retreat. Upstairs, three carpeted bedrooms, all featuring built-in wardrobes and ceiling fans, offer comfort and functionality. One bedroom is currently utilized as an office area, catering to modern lifestyles. The main bathroom, complete with a separate toilet, ensures convenience for residents. Vertical blinds and flyscreens throughout the property enhance privacy and comfort, while a linen cupboard in the upstairs hallway provides additional storage space. Outside, a single-car lock-up garage offers secure parking, while the inclusion of a 6.6 KW solar system brings added energy efficiency. With a solar credit currently totaling approximately \$500.00, this unit presents not only convenience but also cost-saving benefits for environmentally conscious residents.

Downstairs: Open plan kitchen, dining, living with polished timber floors  
Powder room  
Laundry  
Balcony  
Upstairs: 3 Bedrooms  
Main bathroom with separate toilet  
Outside: Single Car lock up garage  
6.6 kW of Solar  
Communal pool and tennis court

Furthermore, the seller is offering the option to stay on as a tenant for one or two years, providing an attractive rental income opportunity at approximately \$600 per week. With its desirable location, spacious layout, and potential for rental income, this unit presents a compelling investment opportunity that's hard to resist. Body Corporate fees are about \$4276./year, council rates are \$1440, and water rates come in at about \$1131/year. Depending on your usage, power is most likely free. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information.