

9/28 Wattle Avenue, Carina, Qld 4152



Unit For Sale

Wednesday, 1 May 2024

9/28 Wattle Avenue, Carina, Qld 4152

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Craig Loudon
0733984081

Offers Above \$700,000

Presenting like new, this stunning 2-bedroom apartment is set to impress with its contemporary sophistication, superb outlooks, and walk-to-everything lifestyle. Positioned on the top floor of an exclusive architecturally designed building, the north-facing residence is awash with natural light and fresh breezes, whilst capturing beautiful district views. Refined finishes including rich timber floors, snow white stone benchtops, and pendant lighting complement the flowing living spaces where wall-to-wall glass doors can be peeled back to reveal a private alfresco haven. Free from overlooking neighbours, residents are invited to relax, entertain, and soak up the large balcony's 180-degree panoramas; from peaceful, picturesque sunrises to the radiant dusk skylines. Back inside, a fabulous floorplan sees the communal spaces thoughtfully separated from both bedrooms by a large floor-to-ceiling tiled bathroom and individual European laundry complete with wall-mounted dryer. The enormous master boasts its own private ensuite plus an additional alcove, ideal for use as either a home office area, nursery, or walk-in dressing room beside the wall of mirrored robes. The second built-in bedroom enjoys access onto a lovely rear balcony set amongst the treetops. Further highlights of this luxurious property range from the custom kitchen with European Bosch appliances including dishwasher, to the Samsung reverse cycle air-conditioning units, ceiling fans, premium carpet, tiling and timbergrain joinery, as well as secure intercom entry. Offering the convenience of a remote basement car park and striking modern street appeal, the 2017-built Montecino Apartments sit in a quiet street, yet less than 5 minutes' walk from express CBD bus stops, local cafes, bars, restaurants, shops, and health or fitness amenities. Footsteps from parklands with a playground, dog area and hireable tennis-courts, residents are also moments from bikeways, the local library, Carina Leagues and Bowls Clubs, Clem Jones Fitness/Swim Centre (currently undergoing an incredible multi-million-dollar redevelopment), the new public Minnippi Golf Course, as well as a choice of top schools and childcare. An easy five-minute-drive provides access to the Woolworths, fresh food stores and boutiques of Camp Hill Marketplace, Westfield Carindale's world-class retail or entertainment, and arterial roads connecting with the CBD, Airport, Bay or Coast. Maintained to perfection by just one owner-occupier, this designer apartment promising superior space, style, and centrality will not last. At a glance: - Body Corporate levies for 1 January to 31 March: \$742.57- Balance of Sinking Fund as of 16 April 2024: \$55,988.61- Council Rates for current quarter: \$386.75- Rental Appraisal: Approximately \$650 per week+ Luxurious north-facing apartment on the top floor of an architecturally designed boutique building + Presenting like new, with only one owner-occupier since its late 2017 construction+ Prime lifestyle location; walk to express CBD bus, cafes, shops, park; 5 mins to Westfield+ Superb natural light, fresh breezes, and beautiful 180-degree district views + Premium finishes; rich Bamboo floors, stone benchtops, floor-to-ceiling tiled bathrooms+ European Bosch kitchen appliances; reverse cycle air-conditioning, ceiling fans, pendant lighting + Thoughtful and expansive layout separates communal spaces from the two built-in bedrooms + Open plan living features wall-to-wall glass doors flowing to private alfresco entertaining balcony + Huge master boasts ensuite and alcove ideal as a home office, nursery, or walk-in dressing room + Second balcony off bedroom 2+ Separate European laundry with dryer; secure intercom access and remote basement parking+ Moments to Clem Jones Fitness/Swim Centre; golf course, Camp Hill Marketplace; schools; M1 + Brilliant opportunity for home buyers or investors to settle in this popular, high-growth suburb Come along to one of our scheduled open homes, or contact the agent if you have any questions!