

# 1/37 Vine St, Greenslopes, QLD, 4120



## Apartment For Sale

Thursday, 1 August 2024

1/37 Vine St, Greenslopes, QLD, 4120

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## **Ground Floor Apartment In Convenient Location**

Body Corporate Fees: \$2,480 per year / \$620 per quarter

Council Rates: Approximately \$1,300 per year

Water Rates: Approximately \$1,300 per year

Currently Tenanted until 22/07/2025

Nestled on the ground floor at the rear of a boutique complex of just 7 residences, sits this beautifully presented and tastefully renovated two-bedroom unit.

Position, size, value for money and low body corporate fees will make this home attractive to owner occupiers and investors alike but would ideally suit those looking for secure, low maintenance living on the ground floor.

Inside features a spacious master bedroom with built-in wardrobe and ceiling fan, second bedroom with built-in wardrobe and ceiling fan, main bathroom with shower only and separate toilet, well-appointed kitchen with electric appliances, dishwasher, pantry and plenty of versatile storage options, generous-sized air-conditioned living area with access to a closed-in balcony and separate formal dining area.

Your single, remote lock up garage with combined laundry is connected directly to the home and provides access from the dining area.

The complex itself maintains an owner occupier rate of between 60-70% and is surrounded by established trees and gardens with a grassed area directly outside the unit.

If all of that wasn't enough, the home is located within walking distance to shops, schools, public transport and is positioned within moments to the cafe and dining precinct of Stones Corner.