

1004/35 Tondara Lane, West End, QLD, 4101



Apartment For Sale

Wednesday, 14 August 2024

1004/35 Tondara Lane, West End, QLD, 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

CLIO at MUSE - GROUND FLOOR, NORTH EAST APARTMENT

Muse is a boutique collection of 132 apartments comprising two buildings, Clio and Thalia.

Apartment 1004 in Clio is one of only a few ground level apartments sitting in a north-easterly position. The apartment is accessed from the entry level however once in the apartment, there is elevation from the road.

Offering a well thought out floorplan, as you enter you will note the kitchen is designed to be compact but provides space to work within and houses a workable laundry space. Open plan living and dining stretches through to the covered balcony, which being ground level offers additional wrap around, and is secured by a locked gate entrance. The light and spacious bedroom boasts a good sized walk in robe and sits adjacent to the study nook and bathroom.

Light fresh tones have been used in the apartments with timber look floors and carpet to the bedroom. Doors leading from the living space and bedroom to the generous covered balcony provide good breezeways, however being air conditioned staying cool in the evening is not a problem either.

- Kitchen with stainless appliances and ceasarstone benchtops
- Plenty of storage through kitchen and living area
- Light filled bedroom with doors to balcony
- Built in study nook
- Timber look floors and carpet to bedroom
- Generous walk in robe
- Separate laundry space
- User friendly balcony with pleasant outlook
- 2 minute walk to Montague Markets and 5 minute walk to Brisbane riverfront
- Brisbane State High school catchment

These apartments offer apartment living without the high body corporate fees. Located in the hub of West End, with it's vibrant culture, diverse cuisine offering, cultural precinct and accessibility to the river not to mention it's picturesque walking and cycle paths and you are merely a stone's throw to the CBD.

Please note that the photos are indicative and represent the fixtures and finishes but may not represent the aspect.

Currently tenanted until early September '24 with good returns there is flexibility here whether you are an owner occupier or investor; further details can be provided on request.

Opportunities to purchase in this small boutique development don't come around often so don't delay. For further information or to request your private inspection please contact Lisa Cowan on 0458 901 011 anytime.