

**104/65 Depper Street, St Lucia, Qld 4067**



**Apartment For Sale**

Wednesday, 26 June 2024

104/65 Depper Street, St Lucia, Qld 4067

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Carol Summerlin  
0400554879

## For Sale

This rare courtyard apartment with three bedrooms in the popular Quattro building, is ideal for parents planning ahead for children off to University, investors looking for high returns in a brilliant location as well as the downsizers looking to be centrally located within an easy walk to University of Queensland. With a beautiful private leafy outlook, and huge private courtyard which is well connected to the open plan living area and stylish kitchen, creating a perfect space for year round entertaining. Featuring three queen sized bedrooms, all with built in robes, the master is serviced by an ensuite and features direct balcony access. A spacious central bathroom which includes a bath tub for those who like to relax at the end of the day. The bedrooms are ideal for housemates, young professionals or university students. This modern corner unit features plenty of windows ensuring great breezes and natural light throughout, in addition to brand new carpets, and brand new European kitchen appliances. Currently vacant the choice is yours to move in or rent out. Conveniently located just 800m easy walk from University of Queensland and within the catchment of Ironside State School and Indooroopilly State School with many high performing private schools nearby. Easy access to Toowong Village, Indooroopilly Shopping Town, Guyatt Park and many other St Lucia amenities. Features include:

- Three queen sized bedrooms
- Modern kitchen with brand new gas cooktop, oven, rangehood and dishwasher
- Air conditioned throughout
- Huge private leafy terrace - 56m<sup>2</sup>
- Easy care tiling to the living and brand new carpets in the bedrooms
- Generous sized side by side secure carpark, as well as additional exclusive use storage
- Secure complex with 24 hour security surveillance and intercom system
- Well equipped air conditioned gym, and television for residents use
- University of Queensland just 10 minutes walk away
- Shops which include popular bakery only 5 minute walk away
- Bus stop and ferry terminal within walking distance
- Potential rental yield: \$900 per week
- Body corporate levies: \$920 per quarter
- Sinking fund balance: \$90,008.84 as at 31/08/23
- Brisbane City Council rates: \$478.90 for investors, less for owner occupiers