

11/52 Ludwick Street, Cannon Hill, Qld 4170

Apartment For Sale

Tuesday, 20 August 2024



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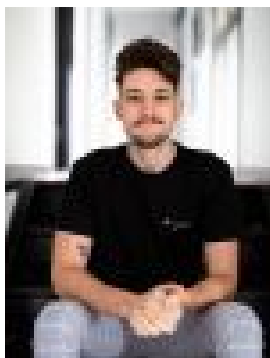
Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Apartment



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Offers Over \$674,000

The team at Incline Property are beyond ecstatic to introduce 11/52 Ludwick Street, Cannon Hill to the market. This top floor apartment is appointed with a range of luxury features and fittings, making it the perfect opportunity to nest or invest in a low maintenance home. The best part? This apartment is located so close to a major shopping precinct and everything you could ever want at your arms! The apartment was built circa 5 years ago, with records showing 2019 (confirm using your own research), and was owner occupied up until 2 years ago. The building itself features visitor carparking, a walk-up design, dedicated apartment parking and only has 13 apartments in the whole building. Throughout the apartment, you are greeted by vaulted ceilings, and an open plan living set out. The kitchen is appointed with luxurious finishes such as an under-mount sink, finger pull cabinetry, 900mm wide Westinghouse stove and oven, a built-in microwave and a dishwasher. The living room and dining are connected to form part of an open plan set out, that is maintained by a split system air conditioning unit. Sleeping arrangements are well thought out, with two spacious bedrooms, maintaining vaulted ceilings on separate ends of the apartment to provide privacy and comfort. For further privacy, there is also a cavity slider to block off the second bedroom, laundry and main bathroom from the living room. The master bedroom is thoughtfully planned to also incorporate a walk-in wardrobe and a hotel-esque ensuite setup. Continuing the feeling of luxury into the other bathroom and laundry arrangement, you will always have a sense of comfort in this apartment. Walking out onto the spacious balcony, you will be greeted with beautiful suburban views and an airy outlook. 11/52 Ludwick Street is located close to absolutely everything, primed to make the best home or investment location. You are less than a minute to the recently renovated Cannon Hill Plaza and Bunnings, 3 minutes to the Murrarie Recreation Ground, 4 minutes to the Cannon Hill Train Station, 5 minutes to Cannon Hill State School, and 18-20 minutes to Brisbane CBD. Features that you will love about the property can be summarised up here: - Two spacious bedrooms- Two hotel-esque bathroom- Dedicated parking space and visitor parks- Luxury appointed fittings- Split system air conditioning- Open plan living design- Cavity slider to create privacy for second bedroom and bathroom- Fantastic balcony area and suburban outlooks Properties of this calibre are hard to come by, so take the time to book and inspection with the team at Incline Property or come out to an open home. On hand, we have available more information on the property and are happy to answer any questions on this home. Are you looking at this property as an investment? We have some further information that will assist you! - Current lease agreement: \$650pw until 23/01/2025- Body Corporate: Approximately \$1,031.94pq (based on last bill, can vary)- Council Rates: Approximately \$409.50pq (based on last bill, can vary)- Water: Approximately \$328.01pq (based on last bill, usage varies) Disclaimer: In writing this advertisement for a property sale, Incline Property has taken reasonable steps to ensure accuracy of information, however, it is expected that buyers and those interested are to undertake their own research and due diligence before buying.