

**1608/141 Campbell Street, Bowen Hills, Qld 4006**



**Apartment For Sale**

Sunday, 30 June 2024

1608/141 Campbell Street, Bowen Hills, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 108 m2**

**Type: Apartment**



Ian Keenan

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## JUST LISTED!

"The Oak's Brisbane Mews" is a beautifully maintained complex and, given its inner city proximity, surprisingly peaceful. The extensive private gardens allow residents to enjoy a huge resort-style lap pool, a gymnasium with sauna as well as a very inviting barbecue area. The option to either reside or invest in this pet-friendly complex will be eagerly sought. This fully airconditioned executive apartment is now move-in ready awaiting its next residents. The location on the fifth floor at the city end of the building provides both bedrooms with views while bathroom windows permits sunlight to flood inside. The generous balcony has enviable city glimpses and is ideal for entertaining. Both the living areas and second bedroom open directly to this attractive outdoor living space. Each of the two bedrooms has its own bathroom, ceiling fans and sizable wardrobes along one wall. The main bedroom additionally has a built-in work station/desk making it ideal for those working or studying at home. The galley kitchen boasts stone bench tops, dishwasher, a gas cooktop and electric oven. There is a breakfast bar and the laundry is discreetly tucked away in a cupboard at one end. The open plan provides an uninterrupted flow from the kitchen, through the dining/living spaces and out to the balcony. It is rare to be this close to public transport with both a bus station and the Bowen Hills Railway Station close by. Major road links to all points of the compass are also extremely handy. Excellent schooling options are nearby and medical professionals will find the location particularly attractive as it is only metres to the Royal Brisbane and Women's Hospital. The Brisbane CBD and Fortitude Valley are within walking distance and even closer are the RNA Showgrounds, Brisbane's Home of Rugby at Ballymore, the Downey Park sporting facilities and 64 Hectares of parkland which are currently being redeveloped at Victoria Park. Security is taken seriously with both secure parking and entry restricted to residents and guests. For the investor there's the option to engage in either long term or short term leasing. The Body Corporate fees in the 2023 - 2024 Financial Years totalled \$4,685.80 for the Administrative Fund and \$1,658.38 for the Sinking Fund but these were discounted to a total of \$6,268 for on time payment. These fees are paid quarterly and more details are available on request. Brisbane City Council Rates are \$481 per quarter. For more information please feel free to contact the agent, Ian Keenan, at any time.