

**1906/855 Stanley Street, Woolloongabba, Qld 4102**



## **Apartment For Sale**

Tuesday, 2 July 2024

1906/855 Stanley Street, Woolloongabba, Qld 4102

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Offers Over \$949,000

Located in the heart of the buzzing Woolloongabba precinct, Trafalgar Lane is a spectacular building with resort style amenities, contemporary apartments and an urban laneway which will appeal to many different buyers. The complex is secure and sophisticated and offers a life of luxury and cosmopolitan chic! Enjoy the vibrancy of many restaurants on the ground level, plus the stunning rooftop pool and spa, sauna and BBQ facilities. There is a green space where yoga classes are held, plus reap the benefits of the gym as part of your new regime. Concierge services are a plenty including a building community app, safe parcel delivery and more. Trafalgar Residences is more than just an apartment; it is a lifestyle. If you are a sport lover, you will fall in love with the view from the 19th floor as you overlook the sporting excellence on display at the Gabba with domestic and international cricket in the summer and mighty Lions in the winter. Alternatively, relax on the balcony after a long week and take in the city and mountain views beyond or collapse on the couch in the ducted air con. The apartment is currently rented for \$900 a week until mid-September, so it will equally suit owner occupiers looking to move in or investors looking to add a high-quality investment to their portfolio.

- Woolloongabba gem with truly exquisite and supreme views of the Gabba like no other
- Amazing building with what seems like endless facilities; gym, sauna, spa, pool, BBQ area, yoga lawn....
- Laneway of restaurants accessed via swipe card to the building
- Large balcony with dual access
- Ducted air con
- Tenanted until mid-September for \$900 per week

The apartment design incorporates two generous sized bedrooms, one with ensuite and one with adjacent main bathroom, and a third smaller bedroom perfect for a nursery, kids' area for families or alternatively a home office set up. The two larger bedrooms include ducted air-conditioning, mirrored built-in robes, and roller blinds. The ensuite and main bathroom both feature stone bench vanity with single basin, shower and toilet. The lounge area is open plan and expanding out from the fantastic galley style kitchen which will be a delight for all, with waterfall stone benches, a pendant light over a purpose-built breakfast bar, built in oven and microwave, gas cooktop and even a fully integrated fridge and dishwasher. The mirrored splashback opens up the room even more and the neutral colour scheme allows you to create your own vibe in the space. There is also an internal laundry cupboard with washing machine included. NBN is ready for connection so working from home will be a breeze, not to mention the breezes this apartment catches! There are two car spaces which is a hard box to tick for professional couples looking for prime apartment living.

- 3 bedrooms, optional master; choose ensuite or balcony access
- Third bedroom could be the perfect home office (no built in robe)
- Ensuite and main bathroom both feature stone bench vanity with single basin, shower and toilet
- Terrific kitchen with integrated fridge and dishwasher, built in microwave, waterfall stone benches, breakfast bar and more
- Open carpeted lounge area
- Screened windows and window coverings throughout
- Internal laundry cupboard with washing machine
- Two car spaces
- NBN

Your local amenities are top notch in proximity with Coles being 3 mins by car, numerous prestigious and also fast-food establishments, plus minutes connection to the Clem 7 for your commute. Brisbane City can be reached in less than 10 mins via the Riverside Expressway, or use the multitude of public transport options nearby to travel to the nearby highly renowned universities! Upon completion of the new underground Woolloongabba station, the cross-river rail will add so much convenience for your commute into the city for work or social events. Trafalgar Residences is a pet friendly community with pets considered upon application to the body corporate. This apartment is sure to be snapped up quickly with its superior location to others around it and an unparalleled view, so please inspect at one of our first scheduled open homes!