

2/131 Stoneleigh Street, Lutwyche, Qld 4030



Apartment For Sale

Monday, 1 July 2024

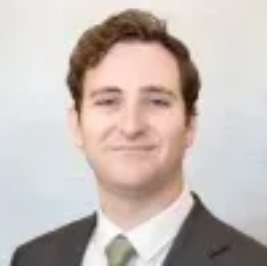
2/131 Stoneleigh Street, Lutwyche, Qld 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ethan Varfis
0732561600

\$695,000

Brisbane City Council Rates: \$420 per quarter (investor) Body Corporate Fees: \$916.8 per quarter (including insurance levies) Sinking Fund Balance: \$75,141.21 as of 31/08/23 Rent: \$460 per week Rental Estimate: \$600 PW Lease End Date: 2 August 2024 Discover your dream home in this exceptional unit that truly has it all. Experience luxurious city living at its finest with a breath-taking open-plan interior that's spacious, light-filled, and breezy. Step out onto your generous balcony to soak in lovely city views. Two large bedrooms offer the ultimate in comfort, each boasting exclusive access to a private courtyard for a perfect blend of indoor-outdoor living. This tastefully renovated and well maintained property is move-in ready, just waiting for you to call it home. Enjoy peace of mind with a well-maintained building, low body corporate fees, and a robust sinking fund. Convenience is key with an extra-large single garage, and the prime location puts the best of the city at your fingertips. Whether you're seeking a premium apartment, extra space, low fees, cityscape views, or an unbeatable location - this unit delivers on all fronts. Available to move in from early August, this property is perfect for both owner-occupiers looking to move in quickly and investors seeking an immediate rental opportunity. Don't miss this rare opportunity to secure your slice of urban paradise. Property Features:- Large open floor plan that combines kitchen, dining and living areas- Double sliding doors that open out to a generous sized balcony with views of the city- Renovated kitchen with electric cooktop and oven, range hood, stone benchtops, breakfast bar, dishwasher and plenty of cabinetry- New vinyl flooring throughout living areas and new carpet in both bedrooms - Air conditioning in living room- Plenty of additional cupboard space- Both bedrooms are spacious, with built in wardrobes, mirrored doors and ceiling fans- Main bedroom has private ensuite- Bathrooms have had new fittings and been recently resealed and resurfaced- Both bedrooms have sliding doors that open out to an additional exclusive use courtyard- Large bathroom with shower over bath and internal laundry - Freshly painted- Extra large private lock up garage with remote door- Video intercom system- Secure building This property occupies a prime location in the heart of the inner north, within walking distance to Lutwyche Shopping Centre, a variety of shops, cafes, gyms, Albion train station, Lutwyche Bus Terminal, and the Royal Brisbane and Women's Hospital, which is only a short drive away. Take a leisurely stroll to Kedron Brook and its accompanying bikeway, providing a serene escape for walking or biking. Immerse yourself in the natural beauty and tranquillity along this scenic pathway. Falling within the Windsor State School and Kedron State High School catchment areas, this marvellous property is also a short distance from Arethusa College, Saint Mary of the Cross Catholic Primary School and Holy Cross Primary School. Call now !! PERSONAL INFORMATION COLLECTION NOTICE Clark Real Estate is committed to protecting the health and safety of our community and team members. By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend. Discover the Difference Licence number: 323