

**2506/91 Kittyhawk Drive, Chermside, QLD, 4032**



**Apartment For Sale**

Wednesday, 14 August 2024

2506/91 Kittyhawk Drive, Chermside, QLD, 4032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Tracy Kennedy

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## STUNNING LOCATION

Welcome to Apartment 2506 Estilo – 91 Kittyhawk Dr, Chermside. The 2 bedroom, 2 bathroom, 1 car accommodation apartment offers supreme lifestyle for the first home buyer, as well as outstanding returns for the astute investor. With an anticipated rental yield of approximately \$650 per week, this property offers so much value.

Upon entry you are welcomed by an open plan kitchen, living and dining which flow onto the large private balcony, complete with sliding privacy screens. The kitchen offers neutral, modern tones with a dishwasher, electric stove and oven as well as a cleverly designed hidden laundry, and plenty of storage. The ducted air conditioning services the entire apartment.

The large master bedroom is complete with robes, ensuite and ceiling fan. The second bedroom is a generous size, also with built in robe and ceiling fan.

Estilo Apartments offers ideal living in quality, spacious units right opposite Chermside Shopping Centre.

This executive building offers the following features complete for your comfort:-

- Spacious open plan living
- FULLY DUCTED A/C - Heating and Cooling (Zoned)
- Modern and functional kitchen with stainless steel appliances including DISHWASHER
- Main bedroom complete with air-con, ceiling fan, mirrored built in robes, AND ensuite
- Second bedroom with A/C and mirrored built-in robes
- More than ample storage, with multiple cupboards plus an abundance of storage and bench space in the kitchen
- Internal, separate laundry
- High ceilings throughout to give the unit an extra sense of space
- Private balcony with ceiling fan and privacy shutters
- Quality roller blinds, carpet and tiles throughout
- Intercom
- Secure car park
- Access controlled building
- Building manager and CCTV
- Fantastic ground floor BBQ/Rec area with pool, PLUS second rooftop BBQ/Rec area in Stage 2
- Body corporate fees are approximately \$3,878 per year

This location is outstanding, with Westfield Chermside a minute's walk away, featuring -

369 Specialty Stores  
16 Screen Megaplex Cinemas  
2 Gym Westfield boasts many restaurants, cafes and food court  
Transport & Convenience

Just moments to Kedron Wavell RSL  
12 minutes from the Airport  
12 kilometres from Brisbane's CBD  
Nearby to highly regarded schools and hospitals

Locally, you will also find -

73ha of heritage parkland  
Cycle paths, walking trails and picnic areas  
Many sporting venues  
Short stroll to the Aquatic Centre  
Kidspace children's playground

Enquire today via the link or call Tracy Kennedy on 0421 484 360 to book an inspection, or attend an advertised open home.