

3/21 Fenton Street, Fairfield, Qld 4103

Apartment For Sale

Wednesday, 10 July 2024



3/21 Fenton Street, Fairfield, Qld 4103

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Sue Buchanan
0409745480

\$450,000 +

Nestled at the front of the complex on the top floor (level 2), this delightful one-bedroom apartment offers a serene escape with its green outlook and district views. Perfect for owner-occupiers or investors, this property combines convenience and style in one of Fairfield's most desirable locations. Features: • 14m² Entertainment Balcony: Unwind and entertain on this generously sized balcony, offering scenic views. • Open Plan Living: Air-conditioned for year-round comfort, seamlessly integrating the living, dining, and kitchen areas. • Modern Kitchen: Equipped with stone benchtops, ample storage, and stainless-steel appliances including a dishwasher. • Comfortable Bedroom: Includes a built-in robe, direct access to a private 7m² balcony, and access to the bathroom. • Two-Way Bathroom: Designed for convenience and privacy, featuring a separate laundry area. • Low Maintenance Living: With no lifts, enjoy lower Body Corporate fees and easy living. • Parking: Includes one exclusive car space and the complex accommodates seven visitor car parks. Prime Location: Fairfield is an exceptionally convenient inner-city suburb located less than 5 km from Brisbane's CBD. It provides easy access to the M3 Motorway, train stations, express bus services, and the City Cat terminal at Dutton Park. The area is close to hospitals, shopping centres, cafes, parks, and the vibrant West End restaurant district. This apartment is a fantastic opportunity for a convenient, stylish, and low-maintenance lifestyle. Don't miss out on making this wonderful property your new home or investment. Financials: • Offered for sale with vacant possession - ready to move in • Body Corp approx. \$2,688 per annum • Council Rates approx. \$2,000 per annum • Urban Utilities approx. \$1,170 per annum • Internal 43m² + Balconies 21m² = Total 64m² + Car space 15m² • Recent Rent \$510 per week (long term tenant) • Rental Appraisal \$550 per week