

**6/148 Stafford Road, Gordon Park, Qld 4031**

Place. **P**

**Apartment For Sale**

Wednesday, 19 June 2024

6/148 Stafford Road, Gordon Park, Qld 4031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Apartment**



James Gainford  
0466900049



Team Matthew Jabs  
0422294272

## For Sale

Don't let the street address mislead you; this charming, walk in ready split-level apartment is situated on a slip lane off Stafford Road and is situated at the back of the complex providing a high level of security and a quiet environment to reside in. The residence showcases a generous open plan living and dining area complemented by a fully renovated kitchen. Upstairs features two bedrooms and a renovated bathroom. The oversized master bedroom offers a built-in wardrobe and a charming north facing Juliette balcony which captures beautiful natural light and breezes all year round. This boutique complex consists of just six apartments each with great separation. The location speaks for itself and is within walking distance of countless amenities, some notable ones include the Kedron Brook bike and walking tracks, multiple cafes, restaurants, road and tunnel networks and an abundance of public transport. Property Features:-  
- Open plan living and dining with air-conditioning and a ceiling fan. - Fully renovated kitchen with dual sinks, stainless steel appliances including integrated dishwasher, induction cooktop, built in countertops and ample cabinetry. - Large master bedroom with built-in wardrobe, air-conditioning and north facing Juliette balcony capturing an abundance of natural light and breezes all year round. - Spacious second bedroom with a built-in wardrobe and air-conditioning. - Fully renovated central bathroom with floor to ceiling tiles, frameless glass overhead shower and separate toilet space. - Ground floor laundry with a second toilet and side access to the back of the complex. - Air conditioning in every room and a ceiling fan in the living area. - Two large individual garages with additional space for storage. Additional Information:-  
- Body Corporate: \$816.85 per quarter (approx.) - Balance of Sinking Fund as at 31/01/24 = \$18,738.47 - Brisbane City Council Rates: \$386.75 per quarter (approx.) - Year Built: 1991  
The property is nestled in the heart of Gordon Park just minutes to cafes, restaurants, parks and is surrounded by quality homes. Situated minutes to Lutwyche, Stafford and Chermside shopping centres, local transport including Woolloowin Train station, and the one-of-a-kind Kedron Brook bike and walking tracks. The property is also situated with ease of access to major infrastructure hubs including the Royal Brisbane Hospital, Airport link, and Clem7 tunnel network. The apartment is positioned in the highly regarded Stafford State School and Kedron State High School catchments and is a short drive to many other excellent primary and secondary schools. For further details please contact James Gainford on 0466 900 049. \*\* Disclaimer \*\* This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.