

6/204 Kent Street, New Farm, QLD, 4005



Apartment For Sale

Wednesday, 14 August 2024

6/204 Kent Street, New Farm, QLD, 4005

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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The Perfect Renovator in the Ideal Location

This impressive apartment represents all that savvy buyers are looking for, positioned on the 2nd floor of this solid brick building with a versatile floor plan and plenty of potential. Cleverly configured to accommodate a variety of needs we are pleased to present Unit 6 in Oceanic Court a well-maintained building with only 12 units. It will appeal to investors, downsizers and first-home buyers alike due in large part to its location, low body corporate fees, appropriate sinking fund and low maintenance double cavity brick construction.

This blue-chip location is tightly held and offers a lifestyle like no other with all of New Farm at your doorstep. Turn left out your door and you are on James Street with the cafes, shopping, and lifestyle precinct. Turn right and take a short walk to the Howard Smith Wharves precinct, Fortitude Valley, and the CBD beyond. Besides its ultra-convenient location, you will be amazed at the peace and quiet experienced from inside. The main bedroom comes with built-in robes, laminate flooring, and ample light. The potential this apartment holds is endless, convert the laundry into a second bathroom, add a splash of paint and it will be transformed into a stunning 2/2/1 apartment in the perfect location.

A stand-out feature is the abundance of light and space as well as a kitchen that was originally updated with functionality storage, and bench space in mind. A large secure garage adds enhanced convenience and security.

Property Features:

- 2 Bedrooms, 1 Bathroom, 1 Car Garage
- Kitchen with plenty of storage and quality appliances
- Large flow on living & dining area with balcony for year-round relaxing and entertaining
- Excellent cross-flow ventilation and natural light
- Sought-after complex in a highly desirable location
- Easy to live in, easy to let out
- Single lock-up garage
- Solid double brick and well insulated: cool in summer, warm in winter
- Private balcony

Complex:

- 12 Apartments on a 1,037 SQM block
- Low Body Corporate Fees
- Easy access to transport to and from the CBD.
- Close proximity to New Farm State School, Holy Spirit School, All Hallows and Fortitude Valley State Secondary College

Just moments away from the best New Farm has to offer including James St and perfectly placed to tap into Brisbane's integrated public transport system with excellent access to the CBD, entertainment precincts as well as the sought-after schools and cafes.

The property will be offered with vacant possession for the owner occupier or for investors to freshen before opening to the market. Whether you are looking for an inner-city abode or a safe investment you can't go past 6/204 Kent Street, New Farm.