

6/63 Sisley Street, St Lucia, Qld 4067



Apartment For Sale

Monday, 8 July 2024

6/63 Sisley Street, St Lucia, Qld 4067

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



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Price Guide \$518,000 - \$538,000

Positioned on the top floor of the boutique St Lucia Apartments complex, this beautifully-connected property will allow its' occupants to enjoy all that there is to love about St Lucia living! Occupying a private and leafy position, the property location is only 650m from the University of Queensland, 300m to the closest shops and 400m from Guyatt Park City-Cat Terminal. Nearby to Toowong Village and Indooroopilly Shopping Centre, the property is just 5km from the CBD, affording an optimally convenient position for students, busy professionals and couples alike. The 62sqm apartment boasts a free-flowing floorplan, comprising an open plan kitchen, dining and living, tiled throughout with a sleek grey and white colour scheme. The designer kitchen is equipped with a built-in pantry, cabinetry and appliances including a stainless-steel dishwasher, oven, microwave and gas cooktop. The living areas are air-conditioned with ample natural light, opening out to the breezy balcony through sliding glass doors. The air-conditioned master bedroom contains a mirrored double built-in wardrobe, accessing the balcony through sliding glass doors. The two-way bathroom includes a walk-in shower, mirrored vanity and toilet, the apartment also inclusive of an internal hidden laundry and single car space in the complex carpark. Discover the unparalleled convenience of this incredible location. In school catchment for Ironside State School and Indooroopilly State High, this apartment is well-connected and in a highly advantageous location, with the proximity to UQ also a huge drawcard. Investors will appreciate the lucrative rental return of \$520/week until September 2024 that this property produces, with minimal maintenance and modern surroundings making this an idyllic investment. First-time property owners will see the value in putting down roots in one of Brisbane's most sought-after suburbs, creating a competitive market for this alluring and attractive apartment! Secure your future in the highly desirable suburb of St Lucia, where you can enjoy affordable stability, investment potential, and the freedom of homeownership amidst the high-demand rental market. The heart of St Lucia is the University of Queensland (UQ) which is ranked among the top universities in Australia and in the top 50 universities of the world. Benefit from being within walking distance of the prestigious University of Queensland, making it an attractive option for students seeking convenience.

Summary Features Include:

- Beautifully connected property on top floor of boutique St Lucia Apartments complex
- 650m from UQ, 300m to the closest shops & 500m from Guyatt Park Ferry Terminal
- Impressive L-shaped kitchen equipped with high-quality stainless steel appliances, including a dishwasher, stone benchtops, gas cooktop, and ample storage space.
- Nearby to Toowong Village & Indooroopilly Shopping Centre, 5km from the CBD
- Free-flowing floorplan comprising open plan kitchen, dining & living, tiled throughout with sleek grey/white colour scheme
- One generous bedroom with built-in wardrobes, offering plenty of storage solutions. The bedroom provides direct access to the balcony.
- Bathroom with a separate shower and toilet.
- Convenient and fully equipped laundry nook, ensuring functionality and convenience.
- Split system air conditioning in the living room and the bedroom, providing optimal climate control throughout the apartment.
- One secure carpark, along with a storage cage and bush bike storage, providing ample storage options. Additionally, there are visitors parking spaces and a plenty of street parking available.
- Living areas are air-conditioned with ample natural light, opening out to the breezy balcony through sliding glass doors
- Two-way bathroom includes a walk-in shower, mirrored vanity & toilet
- Apartment inclusive of internal hidden laundry & single car space in complex carpark
- School catchment for Ironside State School & Indooroopilly State High
- Lucrative rental returns \$520/week, minimal maintenance & modern surroundings

As an astute investor, seize the opportunity to be part of the transformative journey of the Brisbane 2032 Olympic and Paralympic Games. From enhanced infrastructure and urban development to increased tourism and global exposure, the ripple effects of the Games will leave a lasting impact on the region's economy. By investing in this property, you position yourself to capitalize on the long-term growth potential that comes hand in hand with hosting such a prestigious international event. Dean Property Team Pty Ltd has taken all reasonable steps to ensure that the information contained in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective buyers should make their own enquiries to verify the information contained in this advertisement.