

**64/2 Campbell Street, Toowong, Qld 4066**

**Harcourts** Property Partners

**Apartment For Sale**

Wednesday, 10 July 2024

64/2 Campbell Street, Toowong, Qld 4066

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 92 m2**

**Type: Apartment**



Kris Matthews  
0738700088

## Auction

Position is always the most important part of purchasing real estate, so this property should be at the top of your list. You won't find better value in Toowong! 'Encore' is a beautifully designed apartment complex by the award winning Pradella Group, convenient to every amenity you could wish for, including University of Queensland, Toowong and Indooroopilly shopping centres, all public transport options, Perrin park, restaurants, and an excellent selection of great local cafés. Positioned on the level 1 with a lovely North East aspect, from the balcony you will enjoy serene views across the well maintained landscaped grounds and resort style swimming pool. If you are a first home buyer, an astute investor or a parent looking for a safe and secure home for your children whilst studying at UQ, you simply must inspect. Features of this apartment include:- Two bedrooms both with built-in wardrobes, main bedroom with ensuite- Gourmet kitchen featuring stainless steel appliances, gas cooktop, stone bench tops and plenty of storage- Freshly painted throughout- Open plan living room capturing plenty of natural light and all day breezes- Covered balcony overlooking the well maintained landscaped gardens and pool- Split system AC and ceiling fans throughout.- Single secure car park with remote access and plenty of guest parking- Excellent layout with great separation between the two Queen sized bedrooms- Secure complex with resort style swimming pool, gym, BBQ facilities and on-site management- Exceptional convenience to reliable public transport, parks, shops and café's- Just 5 km to CBD For the first time since the complex was built, the original owners have decided for a change of scenery and now providing the opportunity for someone new to secure this sought after property. If you are looking for a place to live in or invest, then this apartment must be inspected. Please note, there is also the opportunity to secure a long list of included chattels with this property. Do not miss this exciting opportunity - call Kris Matthews today to arrange an inspection. Council Rates: \$386.75 per quarter Water & Sewer rates: \$340.61 per quarter Body Corporate Contributions: \$1673 per quarter Rental Appraisal: \$690 to \$720 per week. Disclaimer: This property is being sold by auction and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.