

**2748/1 Cremin Street, Upper Mount Gravatt, QLD,
4122**



House For Sale

Thursday, 10 October 2024

2748/1 Cremin Street, Upper Mount Gravatt, QLD, 4122

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House

CHIC 1 BED PLUS MPR - 100M WALK TO WESTFIELD GARDEN CITY

Investors and/or first-time homeowners seeking a foothold in the property market should be quick to view this little gem! This tidy and modern unit will give you smart rental returns or provide a comfortable and highly convenient place to live just 10km from Brisbane City and within easy reach of major amenities, transport and recreation!

This cool and tastefully finished, well-designed one-bedroom apartment with an additional multi-purpose room is the perfect first purchase and would work well for singles or a couple of sharing.

Rents in this region continue to be on the rise and this unit would easily achieve \$500 per week making it a desirable asset for any astute property investor to consider. In addition, there are many students and couples seeking quality rental apartments in this area, and vacancy levels are practically zero.

Located literally across the road from Westfield Garden City, Sky Gardens is a modern high-rise building comprising two residential towers offering residents great on-site facilities including a heated pool, spa and sauna plus outdoor seating and BBQ area plus secure basement parking.

The neatly presented apartment offers a free-flowing layout that includes split system air conditioning in the living area:

- Built-in study desk in the entry hall with overhead shelving.
- Tiled floors and high, square set ceilings make the open-plan lounge and dining space bright and airy and the full-height glass balcony sliders allow natural light and views to be enjoyed from inside.
- Black stone benches with white cabinetry in the kitchen have a striking effect. Fitted to a high standard the kitchen offers plenty of storage, a large double sink, dishwasher and gas stove plus quality oven and exhaust.
- The covered outdoor balcony is fully tiled with a night light and has charming residential views
- Multi-purpose room can be used for home office, separate lounge or gaming set up
- Spacious main bedroom with premium carpets, block-out blinds, ceiling fan and
- Fully tiled bathroom with shower, storage vanity and toilet is simple and practical
- Storage cupboards and laundry area in the bathroom.

Location highlights include access to local retail shops, medical centres, community clubs and gyms, cafes, restaurants, cinemas, and major bus transfer stations or city express services. It is an easy drive to Nissan Arena, Griffith University Nathan Campus, M3 into the city in 5 minutes or Gateway M1 for the airport or Gold Coast in 10 minutes.

Great opportunity to own in this reputable building complex! Live in or rent out either way this tidy apartment is a top buy in today's market. Enquire today.