

11/66 Gamelin Crescent, Stafford, Qld 4053

Unit For Sale

Wednesday, 8 May 2024



11/66 Gamelin Crescent, Stafford, Qld 4053

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 104 m2

Type: Unit



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Offers over \$749,000

Discover "Horizon on the Park" a superbly designed contemporary apartment that sets the highest standards in functionality and design. Nestled in a tranquil street opposite Hickey Park this residence offers access to Kedron Brook providing an idyllic setting for leisurely walks, runs or cycling adventures. This generous 124m² apartment not only boasts a peaceful ambiance but also an ideal location for embracing an active lifestyle while enjoying the comforts of modern living. Step inside to experience the spacious air conditioned interiors, boasting a seamlessly integrated tiled open plan living area alongside a meticulously designed kitchen featuring sleek stone benchtops. The indoor spaces effortlessly flow outdoors through sliding doors onto a private courtyard perfect for year round entertaining with ample space for social gatherings. Ideal for young professionals starting out or downsizers looking for a secure, low maintenance lifestyle this stunning apartment is complemented by features such as secure intercom entry, lift access and rooftop entertainment areas offering captivating views of the city skyline and nearby parklands. Property Features: • Well appointed kitchen with stone bench, ample storage, Euromaid appliances including the oven, ceramic cooktop and dishwasher, stainless steel rangehood and dishwasher. • Spacious tiled open plan living and dining area with air conditioning and ceiling fan • Glass sliding doors leading to a private courtyard. • Master bedroom with air conditioning, plush carpets, roller blinds, double built-in cupboard and ceiling fan. • Ensuite with floor to ceiling tiles, modern fixtures, walk-in shower, vanity and toilet. • Second and third bedrooms with built in wardrobes, carpets and ceiling fans. • Glass sliding doors leading to a private courtyard. • Rooftop entertaining area with panoramic views. • Secure garage with space for two cars, high ceilings and a storage cage. • Intercom system with lift access. • Laundry with dryer, shelving and wash basin. This refined description highlights the properties unique features and benefits, appealing to a wide range of potential buyers seeking a modern, convenient and comfortable lifestyle. Body Corporate Fees: • Admin fund: \$676.60 Per Quarter • Insurance: \$144.84 Per Quarter Approximate fees: • Rates \$386.75 Per Quarter • Electricity \$216 Per Quarter • Water \$352 Per Quarter Location: • Kedron Brook, Walking Distance • Emily Foord Memorial Kindergarten, 150m • Papas Corner Stafford plus restaurants and gyms, 200m • Stafford State School, 700m • Padua College, 800m • Stafford Shopping Centre, 1.2km • Bunnings, 1.4km • Kedron State High School, 2.4km • Brisbane City, 10km • Brisbane Airport, 11km Within close proximity to schools, shopping facilities, as well as public transport. Nearby shopping Centres include, Westfield Chermside, Brookside, Flockton Village, Stafford City and Everton Park. Medical facilities close by include: North West Private Hospital, Prince Charles and Holy Spirit Hospitals at Chermside. Schools include Padua College, Mt Alvernia, Stafford & Stafford Heights primary. The suburb of Stafford benefits from the Northern Busway, the northern link tunnels. ***All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.