

2/81 Sandford Street, St Lucia, Qld 4067

Doug Disher Real Estate

Townhouse For Sale

Wednesday, 26 June 2024

2/81 Sandford Street, St Lucia, Qld 4067

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 109 m2

Type: Townhouse



Toby Disher
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Doug Disher
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Offers over \$750,000

On the high side of Sandford Street, and elevated above the 2011 flood levels, this delightful, north-facing townhouse has just received a facelift and sits vacant, awaiting its new owner. On its own 111sqm lot, it offers private front and rear courtyards, light-filled indoor spaces and two north-facing balconies. In a wonderfully quiet location, it's a leisurely 700m stroll to the Guyatt Park CityCat terminal, 1km to The University of Queensland, Ironside State School, and Toowong Village/Station and less than 4km to the CBD. It's also a short walk from great parks, cafes restaurants and other conveniences. Some of the features on offer include:

- Brand-new, timber-look flooring (middle floor)
- Brand-new carpet (upper floor)
- Ceiling fans throughout
- A/C in the extra-large master bedroom
- Internal laundry with clothes dryer
- L-shaped lock-up garage offering great storage space
- Dishwasher and fridge
- Plantation shutters on north side of home
- Expansive linen cupboard in upstairs hall

For the environmentally conscious, two of the four other residents have installed solar so you can easily follow suit. Key details: Year Built: 1985 Number in complex: 5 Land size: 111sqm Body Corporate: \$3,168/annum Sinking fund balance: \$59,101.84 Council Rates: \$1,933.80/annum Rental Appraisal: \$620-\$670/week Easements: please note, easements listed on the Title refer to the shared pedestrian entry at the front of lot 3 for lots 2-5 and the shared driveway for access to the garages. For access to the information page, please email Toby.