

# U84 / 123 Barrack Road, Murarrie, Qld 4172



## Apartment For Sale

Thursday, 6 June 2024

U84 / 123 Barrack Road, Murarrie, Qld 4172

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 89 m2**

**Type: Apartment**



Quinn Guo

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## Offers Over \$490,000

A Rare Chance for Smart Buyers: - 5.5% min. Return for the Investor - Highly sought-after private and peaceful executive offering for the Occupier. An effortless blend of style and functionality has been showcased in The Barracks Cannon Hill. A versatile air-conditioned design embraces effortless inner-city living and comprises of a contemporary neutral palette presented with executive furnishings - it is truly a residence that presents immediate livability. Designed with quality appointments, the kitchen features a glass splash-back providing a constant visual connection to the greenery that surrounds the apartment and is complete with ample cabinetry, stone bench tops, 2pac and timber laminate cabinetry, soft-close drawers and stainless-steel appliances including, dishwasher drawer, gas cooktop, electric oven and large sink. This open plan area adjoins the large dining and living room and ensures ease of living that would be perfect for nights of relaxing after work. Demonstrating effortless indoor/outdoor integration through floor to ceiling sliders, residents and guests will delight at the uplifting wealth of natural light that cascades over the large balcony providing a quiet sanctuary while taking in the prolific greenery. Relax or entertain here while enjoying cooling summer breezes. The large master bedroom offers built-in wardrobe, study nook and access to a second balcony space. Convenient access to the modern bathroom allows for ease of living for both residents and guests. Furthermore, this fantastic offering embraces a range of additional features including a conveniently integrated and enclosed laundry space, security screens, air conditioning throughout, ample storage and a single car space. Residents of The Barracks are invited to indulge in the impressive selection of premium on site amenities including a sparkling in-ground swimming pool, extensive gymnasium overlooking the pool, manicured gardens, barbeque area, on-site management and ample visitor parking. Public transport via bus or train are just walking distance as are near-by specialty stores, parks and cafes. A short drive to Bulimba's Oxford Street, Colmslie Reserve, M1 Gateway Bridge and Carindale West Field Shopping Centre makes for a perfect central location. Body Corp - \$4,000 p.a approx Rates - \$480 p.q approx Rental appraisal - \$520-540 P/W, Return more than 5.5% The current tenancy is due by 08/24. (Listing ID: 21134005 )