

1/10 Stopford Street, Wooloowin, Qld 4030

Harcourts Local

Unit For Sale

Wednesday, 10 July 2024

1/10 Stopford Street, Wooloowin, Qld 4030

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 115 m2

Type: Unit



Chrissy Arkininstall
0413802842

For Sale

Chrissy Arkinstall of Harcourts Local presents 1/10 Stopford Street, Woolloowin. Ideal for first-time home buyers, professionals, and investors, this beautifully presented, low-maintenance residence is a perfect choice. Boasting generous proportions and abundant natural light throughout, this well-constructed unit features a thoughtful floor plan, open-plan living spaces, and a modern kitchen. Accommodation includes two spacious bedrooms, each with ample storage space, a shared bathroom and a study nook for those who work from home. With secure parking for one vehicle and dedicated tandem off-street parking for another, the property also includes an additional room attached to the garage, currently housing the laundry. This space could be used as a workroom, gym, or additional storage. Nestled within a quiet and well-maintained complex of six, this property offers superb proximity to local amenities, with cafés and restaurants within walking distance. Nearby shopping and entertainment precincts include Albion Fine Traders, Harris Farm Markets Clayfield, Albion Hotel, and Lutwyche Shopping Centre, with the extensive walking paths of Kedron Brook Bikeway also within proximity. For commuters, this property is less than seven kilometers from Brisbane CBD, with public transport options including Woolloowin Station within walking distance. Inclusions:

- Sunny front balcony, accessible via oversized glass doors
- Generous living and meals spaces, each filled with natural light
- Convenient study nook, perfect for those who work from home
- Well-appointed kitchen
- Two spacious bedrooms, each with ceiling-height built-in robes
- Bathroom with modern vanity and walk-in shower
- Split system air conditioning and security screens
- Secure garage for one vehicle, plus oversized storage room and laundry
- Quiet and well-maintained complex of six residences
- Within walking distance of local cafés, restaurants and Woolloowin Station
- Moments from Harris Farm Markets Clayfield, Albion Fine Traders, Kedron Park Hotel, and the Albion Hotel
- Minutes from Lutwyche Shopping Centre, Westfield Chermside, and The Prince Charles Hospital
- Less than 7kms from Brisbane CBD and 8kms from Brisbane Airport

We welcome your inspection! For enquiries, contact Chrissy Arkinstall on 0413 802 842. Body Corporate Levies: Administrative Fund - ANNUALLY \$2,908.84 Sinking Fund - ANNUALLY \$2,975.99 Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. We accept no responsibility for any errors, omissions or inaccuracies and it's important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.