

100/6 Babarra Street, Stafford, Qld 4053

Unit For Sale

Sunday, 23 June 2024

100/6 Babarra Street, Stafford, Qld 4053

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: Unit



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For Sale

Situated in a well-maintained complex in a blue-chip Stafford location, this spacious and light one bedroom first(top) floor apartment offers style and functionality and an amazing indoor outdoor lifestyle opportunity. As you enter this quiet north facing apartment, you'll be welcomed into an open-plan kitchen, dining, and living area, featuring a reverse cycle airconditioner and light timber-look flooring. The kitchen includes an electric cooktop, glass splashback, full length pantry, a dishwasher and oven. Situated towards the back of the complex, the living area flows seamlessly onto a well-proportioned covered alfresco balcony, making it the perfect spot to relax, enjoy breakfast, or read the newspaper. The generous queen-sized bedroom includes a mirrored built-in wardrobe, a fan, and a large window. A generous bathroom with a large walk-in shower is suitable for all age groups. The unit also contains a compact European laundry and a storage/linen cupboard. This unit block has secure entry, secure basement undercover parking with lift access and intercom and a large complex pool and BBQ facilities, perfect for these hot summer days. You have your own designated car space and the complex is pet friendly (Subject to body corp. application). Other features include: Built in 2012 Reverse cycle air-conditioner in the kitchen/living/dining area Extra storage cupboard in the living area CCTV security Intercom and security access at entry Complex pool with BBQ entertaining area Secure and exclusive undercover car park Internal lift from the car park to your floor Disabled/wheelchair access 63 sqm unit with a designated car space Body Corp(admin, sinking & insurance) \$1348 per qrt pd on time Sinking fund \$808,477 as of 10 June 24 Tenanted until 12/9/24 at \$360 per week Rental Appraisal \$450 - \$480 per week (Last increase 14/9/23) Located less than 7 km from the CBD, with a bus stop at your doorstep, and less than 2 km from the Airport Link and Clem 7 tunnels, this unit offers unbeatable convenience. It's also within easy walking distance to shops, cafes, restaurants, Stafford City Shopping Centre, and the Kedron Brook bike-way. This spacious and secure one-bedroom unit is ideal for both owner occupiers and investors. If you are looking for convenience, location, security and a good sized one bedroom unit I look forward to seeing you at one of the open homes, or call Megan now on 0439 941 501 as this is a very popular complex. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.