

106/52 Crosby Road, Albion, QLD, 4010



Unit For Sale

Sunday, 18 August 2024

106/52 Crosby Road, Albion, QLD, 4010

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit

Stunning Ground Floor Apartment with Garden Courtyard

Low maintenance & luxurious, this beautiful ground floor apartment offers an enviable lifestyle. Enjoy Brisbane living at its best at 106/52 Crosby Rd Albion.

Overlooking massive Moreton Bay figs, hectares of playing fields and shaded walking tracks, this perfectly located property enjoys a green and leafy aspect, just 4.5km from Brisbane CBD.

An easy flowing floor plan connects living spaces and generously proportioned bedrooms to an oversized entertaining terrace and garden courtyard, perfect for year round entertaining.

Quality materials and fittings combine with high ceilings, timber flooring and a neutral colour palette to create laid back Brisbane style. Take the lift from the basement car park or enjoy direct pedestrian access via a private gate to this spacious ground floor apartment.

With a stunning resort style pool, barbecue and entertaining terrace for residents to enjoy, Crosby Rd apartments are quality built and designed with flair. A premier product, this stylish complex will prove popular with buyers waiting for something special.

Features:

- Open plan living, dining with work station
- Kitchen- stone benchtop, Miele appliances including gas cooktop electric oven, rangehood & dishwasher, microwave, double fridge space, 2-pac cabinetry
- Spacious covered entertaining terrace and garden courtyard
- Main bedroom with walk in robe & ensuite
- Bed 2 with walk in robe
- Family bathroom and laundry combination
- Ducted air-conditioning & ceiling fans
- Premium security insect screens
- Direct access to garden courtyard from both bedrooms and living space
- Secure, direct pedestrian access to courtyard via private gate
- High ceilings, timber flooring, quality carpets, floor to ceiling glass sliders
- 2 car spaces with fob access to secure garage parking & lift
- Security entry with intercom access
- Pool and BBQ entertaining area
- Small pets subject to approval
- Albion entertaining & dining precinct -cafes & eateries, shops, restaurants, specialty stores, gyms, hotels, sporting fields & services all close by
- Lutwyche Marketplace Shopping Centre
- Ascot State School & Kedron State High School catchments
- Private schools & childcare centres close by
- Albion rail station & BCC bus services
- Northern Bikeway nearby
- Located close to Brisbane airport, Inner City Bypass and major arterial roads
- 4.5km from Brisbane CBD
- Internal 86sqm | External 40sqm | Total 126sqm

- Rates approx \$424.50/qtr
- Rental appraisal approx \$750/wk

Walk to local cafes, shops and market or enjoy dinner with friends at nearby restaurants. Nearby, Lutwyche Shopping

Centre offers busy families a range of supermarkets under one roof. Bike tracks & sporting fields, walking tracks & dog parks are all close at hand in this lifestyle friendly home. Take it easy & leave the car at home with local rail & bus services offering fast commutes to the CBD & across Brisbane. Quite simply, this is casual Brisbane living at its best.

Here is a rare opportunity to secure this beautifully presented ground floor unit in the popular Crosby Park Apartments.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.