

**1101/35 Burdett Street, Albion, QLD, 4010**

Place. 

**Unit For Sale**

Sunday, 18 August 2024

1101/35 Burdett Street, Albion, QLD, 4010

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## **OFFER ACCEPTED - Ground-level two-bedroom apartment, close to Brisbane's CBD**

Just minutes from the heart of Brisbane's CBD and a leisurely stroll from local conveniences, this immaculate property promises to exceed expectations. Boasting a private courtyard and elegant interiors, this ground-level residence also invites you to enjoy access to resort-style facilities.

Beautifully presented, the apartment showcases attractive carpeted and tiled floors. A neutral colour palette featured throughout is both calming and versatile.

Stepping inside, you will find a spacious open-plan living and dining area filled with natural light. There is also an impeccable adjoining kitchen displaying a breakfast bar and ample cupboard storage. A suite of quality appliances includes a De'Longhi gas cooktop.

Ensuring fantastic indoor-outdoor connection, large glass sliding doors link the central living area to a fully-fenced and covered private courtyard. Looking out to picturesque garden views, this marvellous al fresco area has raised garden beds and plentiful entertainment space.

Also opening out to the courtyard, an ensuited master bedroom benefits from a walk-in robe. You will also find a second bedroom with a built-in robe, plus a well-appointed main bathroom encompassing a large frameless shower and mirrored cabinetry.

Complete with secure parking for one car, the property also includes ducted air-conditioning and ceiling fans. Additionally, the complex offers the use of its swimming pool and gym.

A stone's throw from a slew of shops and dining options, this incredible residence is near the Albion train station and city-bound bus stops. The scenic Kingsford Smith Drive Riverside Promenade, DFO Brisbane and the Brisbane Airport are minutes away.

Falling within the Ascot State School and Kedron State High School catchment areas, this outstanding apartment is also a short distance from Saint Margaret's Anglican Girls School, Saint Agatha's Primary School and Clayfield College. Do not delay – call to arrange an inspection today.