

**1302/11 Ellenborough Street, Woodend, Qld 4305**



**Unit For Sale**

Saturday, 29 June 2024

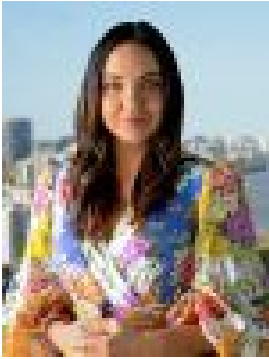
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**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Laney McQueen

## FOR SALE

This property presents a compelling opportunity for investors and those seeking a low-maintenance lifestyle. Enjoy the convenience of on-site amenities like a pool, BBQ area, and gym. These well-maintained studio apartments boast a prime location in the Ipswich CBD, offering excellent rental potential. Studio Apartments A & B (Level 13):

- Combined rental return of \$870.00 per week, delivering exceptional investor returns.
- Modern, open-plan living areas with kitchen and dining space.
- Studio A: Modern kitchen with stainless steel appliances, modern bathroom, brand new split system air conditioning.
- Studio B: Modern kitchen with stainless steel appliances, modern bathroom, balcony, brand new split system air conditioning.

Additional Features:

- Shared internal laundry facilities.
- One designated car space.
- Body Corporate contributions: Approximately \$5,900 per annum.

Aspire Apartment Facilities and Amenities: Residents enjoy exclusive access to a private recreation club featuring:

- 25-meter heated lap pool
- Spa
- Sauna
- Air-conditioned gymnasium
- Meeting room
- BBQ areas
- Entertaining decks
- Private sun lounging areas

Security is ensured through:

- Remote access
- High-speed security lifts
- CCTV and video surveillance
- Intercom security access

Situated just 40 minutes' drive from Brisbane and an hour from the Gold Coast, Aspire offers unparalleled convenience:

- City Mall, CBD, cinemas, shops, supermarkets, banks, restaurants all within a 5-minute walk
- Medical facilities, hospitals, transport, schools, and churches nearby
- Renowned educational institutions Ipswich Boys Grammar, St Edmunds, and St Marys College within walking distance
- Scenic views of Ipswich's Bremer River and the revitalized River Heart precinct, featuring parklands, river boardwalks, walking/cycling paths, art installations, waterfalls, picnic/BBQ facilities, and more.

Easy access to Ipswich Hospital, Ipswich CBD, and other quality amenities. Don't miss out on this exceptional investment opportunity! For more information or to arrange a private inspection, please contact Laney McQueen.

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