

**2412/35 Burdett Street, Albion, Qld 4010**

**Unit For Sale**

Monday, 8 July 2024

2412/35 Burdett Street, Albion, Qld 4010

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## For Sale

Positioned in a quiet street in the inner-city suburb of Albion, Jade Apartments is conveniently located within walking distance of cafes, restaurants, a distillery, Friday night markets, gourmet retailers, a medical centre, a local grocer, and so much more! Like its counterparts in the building, apartment 2412 has been designed with generous proportions and for stylish, comfortable living. Featuring stone benchtops, European appliances and other premium fixtures throughout, it represents a residence you'll be proud to come home to. And if you are seeking an investment property, this one will be enormously popular with prospective tenants. The full-size kitchen is impeccably finished, with vanilla stone benchtops and two-tone cabinetry, a gas cooktop, under-bench oven, dishwasher, pantry and breakfast bar for casual meals. Adjacent, the carpeted living/dining area opens to the large, wraparound balcony. You'll enjoy sitting out there with your morning coffee (which you can walk to grab and be back in under 15 minutes) or with your wind-down drink of an evening. The bedroom is also carpeted and has two built-in wardrobes and two-way access to the bathroom. It is situated at the back of the building where the outlook is vegetation and very quiet. In the bathroom, floor-to-ceiling tiles finish the larger than average shower recess. Additional storage comes courtesy of the vanity with stone benchtop and storage, plus a mirrored wall cabinet. Conveniently, the internal laundry is concealed behind closet doors in the hallway, and there is also a good-sized linen closet. Secure basement car parking is provided and there is also ample visitor parking. Relax on the lounging deck around the sparkling inground swimming pool and host friends for barbecues in the residents' BBQ area, with dining tables. This very special property deserves your immediate attention. Contact agent Andi Kovalcek today on 0450 240 518. Features you'll love:

- 1 bed, 1 bath, 1 car
- Ducted air-conditioning
- Kitchen: gas cooktop, under-bench oven, dishwasher, microwave shelf, pantry, stone benchtops, breakfast bar
- Living/dining: carpeted, opens to balcony
- Bedroom: built-in wardrobes, 2-way ensuite/bathroom, sliding door access to balcony
- Bathroom: large shower recess with floor-to-ceiling tiles, vanity with storage, mirrored wall cabinet
- Internal laundry
- Linen closet
- Ceiling fans
- Large, wraparound balcony with quiet outlook
- Secure underground carpark

Complex:

- Beautifully landscaped
- Inground swimming pool with sun lounges
- Residents' undercover BBQ areas
- Security intercom to each apartment
- Onsite management Monday to Friday
- Ample visitor parking

Location:

- 170m to bus stops
- 230m to Fonzie Abbott coffee roasters
- 400m to McDonald's, medical centre and Albion Marketplace
- 750m to Albion train station
- Walking distance to the burgeoning dining precinct of Collingwood Street
- A little further afield is Albion Fine Trades (cafes, gourmet retailers, etc.)
- Handy to Crosby Park and Albion Park PACEWAY
- Lots of green space around, including a dog park
- 4.2km to James Street, New Farm
- 8km to Brisbane CBD
- Easy access to all of Brisbane, with the nearby Gateway, the Clem 7, Airport Link, Inner City Bypass and Legacy Way

Current tenancy ends 23rd September 2024. If this property is not sold by the 25th July 2024, it will be going to Auction from 4:00pm on the 25th July 2024 at Harcourts Connections at 217 Stafford Road, Stafford and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out! Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.