3/17 Grantham Street, Dutton Park, Qld 4102
Unit For Sale

Wednesday, 7 February 2024

3/17 Grantham Street, Dutton Park, Qld 4102

Bedrooms: 2   **Bathrooms: 1**   **Parkings: 1**   **Area: 70 m2**   **Type: Unit**

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For Sale Private Treaty

Nestled in a quiet complex of only 6 units, - within walking distance to UQ's St Lucia Campus; - directly across from the new Brisbane South State Secondary College; & - only 900m to the PA Hospital, this is the property you've been looking for!Situated in a quiet, leafy neighbourhood with the Brisbane River and Dutton Park parkland across the road, this light-filled apartment has 2 huge bedrooms, a spacious living area with timber look flooring, modern kitchen and bathroom. Features include: - 2 large bedrooms with ceiling fans, carpet and built in robes (one with air-con); - Modern bathroom with abundant natural light;- Open plan Dining/Living Room with excellent cross ventilation; - Modern kitchen with ample bench and cupboard space; - One off-street allocated car space.Current rental appraisal of $500-520pw represents an excellent yield for the discerning investor. But it is the LOCATION that will reward you for years to come:- 150m to Dutton Park with large off leash area for dogs;- 200m to your morning coffee at Brisbane's famous Two Dad's Coffee Shop;- 1km to UQ St Lucia Campus via the Green Bridge (exclusively for buses, cyclists and pedestrians);- 2 minute walk to the bus stop to the City; - 8 minute walk to Park Road Train Station; - 900m to the PA Hospital; - directly opposite Brisbane South State Secondary College; - 5 minute walk to Dutton Park State School;- 4 minute drive to either Fairfield Gardens Shopping Centre or Buranda Shopping Centre; - 3.5km drive or walk to the Brisbane CBD;- easy access to the SE highway.With a vibrant culture, diverse cuisine offering, medical hub and the up and coming Cross River Rail, this property is the perfect home for now and investment for the long term.This won't last long! Inspect now to avoid missing out!