

4/117 Clarence Road, Indooroopilly, Qld 4068



Unit For Sale

Tuesday, 25 June 2024

4/117 Clarence Road, Indooroopilly, Qld 4068

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 144 m2

Type: Unit



Arthur Conias - Toowong

Offers Over \$550,000

• Northerly facing apartment with abundant natural light • Minutes from public transport, schools, and shopping/dining precincts • Positioned at the back of a solid brick complex for added privacy • Spacious 2-bedroom, 1-bathroom unit with 144m² of space • Oversized tandem garage with plenty of storage • Inspections by appointment only – Call 24hrsLight and bright throughout, this northerly facing apartment is perfectly located just minutes from public transport, schools, and a short stroll to Indooroopilly's thriving dining and shopping precincts. Tucked away at the back of a solid brick complex, it offers a great deal of privacy and tranquillity. This spacious 2-bedroom, 1-bathroom unit boasts 144m² of space, including an oversized tandem garage with plenty of storage. The large master bedroom features built-in robes, while the second double bedroom also offers built-in robes. The very generous living/dining area is perfect for relaxation and entertaining, and the light-filled balcony with a northerly aspect provides a serene outdoor space. The well-maintained bathroom includes a shower over bath combination, and the separate kitchen offers plenty of bench space and storage. Additional features include a tandem lock-up garage with extra storage space, several visitor parking spots, and off-street parking. The unit is part of a boutique complex with only 8 units, offering low body corporate fees. Indooroopilly is a highly popular inner-city fringe suburb that offers an extremely convenient lifestyle. Just a short walk to Indooroopilly Shopping Centre, Train Station, and a direct bus route to the UQ St Lucia campus, the location provides a wide variety of shops, cafes, and restaurants to keep you entertained. Fitness enthusiasts will appreciate the several 24-hour gyms within walking distance. Brisbane CBD is just 7km away, and with various transport options available, you can leave your car at home. The unit is located within the catchment area and easy walking distance to Indooroopilly State School and Indooroopilly High School. St Peter's College, Brigidine College, and Holy Family Primary School are just a stone's throw away. This low-maintenance property is a fantastic opportunity for both owner-occupiers and investors. Body corporate fees are \$4,180 per annum, with rates at \$480.95 per quarter. Book your private inspection now before it is too late—this unit will be sold! Call us on 07 3371 3933.* Important * Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.