

**4/15 Douglas Street, St Lucia, QLD, 4067**

**LOYLE**

**Unit For Sale**

Sunday, 18 August 2024

4/15 Douglas Street, St Lucia, QLD, 4067

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Unit**



Kathleen Luck  
0417756280

## Renovated apartment, amazing riverside lifestyle awaits!

There is so much to love about 4/15 Douglas Street! This renovated apartment offers a sensational fusion of comfort and convenience. Featuring two generous sized bedrooms, two bathrooms, and an enormous tandem garage with additional storage room, this is the ideal home for those seeking security and flexibility in a sought after location.

The kitchen has been recently refurbished with new soft-close cabinetry, stainless steel double sink and brand-new appliances including oven and dishwasher. Eat inside or spread out to the north-facing deck and take in the leafy views. There is a split system air-conditioner in the main living, but you will rarely use it due to the apartment's enviable orientation and fantastic insulation of the solid double brick construction; stay cool in summer and warm in winter.

### FEATURES YOU WILL LOVE:

- Sought after North-Easterly aspect ensure a year-round comfortable and well-lit open plan living with generous deck
- Complex of 8 low maintenance units opposite child friendly pocket park
- Two generous bedrooms with built in robes, master with its own ensuite
- Renovated kitchen with new appliances, soft close cabinetry and modern hardware
- Main bathroom with modern renovations and a separate toilet
- Sizeable tandem garage with ample room for additional storage (many owners have converted part of this to another room for hobbies etc)
- Separate second storage room, secure and weatherproof
- Thoughtful layout with open plan living/dining flowing to north facing balcony framing green views

Nestled in the heart of leafy St Lucia, Unit 4 of 15 Douglas Street caters to a peaceful yet connected lifestyle. Surrounded by lush greenery and within proximity to essential amenities, the new owner will enjoy the serenity of suburban life without having to sacrifice urban convenience. On your doorstep is Ironside State School, Indooroopilly State High School and the University of Queensland. Parks, shopping precincts and public transportation links including busses, trains and ferries are all within easy walking distance.

Whether you are a first-time home owner looking to crack the market, or a downsizer who will appreciate the manageable size and thoughtful layout, this unit caters to a variety of needs. The savvy investor will love the solid and low-maintenance construction and proximity to fantastic amenities including universities, hospitals and public transport links to the CBD.

Do not miss your opportunity to own a slice of St Lucia tranquillity at 4/15 Douglas Street. This secure, apartment offers practicality and potential and we can't wait to show you more.

DISCLAIMER: The Property Occupations Act 2014 states a price guide cannot be provided for non-priced sales. The website has filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.

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