

**4/77 Chaucer St, Moorooka, QLD, 4105**

**Unit For Sale**

Sunday, 8 September 2024

4/77 Chaucer St, Moorooka, QLD, 4105

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Highly Sought After Unit only 10km\* from the CBD

Situated in a complex of 6, this light and bright unit presents buyers with the opportunity to secure real estate close to the CBD. Moorooka has become one of Brisbane's highly sought-after suburbs being close to the city, enjoying great public transport access, parks and shops and a multicultural vibe. Units in this block consistently deliver a high occupancy rate; invest or owner occupy, both present exceptional buying opportunities.

North and west facing, this top-level unit has a large open plan living area with loads of natural light flooding into the living spaces and bedrooms. Off the living area is a private balcony with stunning views back over Mt Coo-tha and hinterland areas. The bedrooms are of generous size with built in robes in the master bedroom. The bathroom is adjoined by a separate toilet and there is a large bank of storage cupboards in the hallway.

The oversized garage allows for plenty of storage, has remote access and houses the laundry.

### Property features:

2 Generous sized bedrooms with ceiling fans and master complete with full wall robes

Separate main bathroom and toilet

Large open plan living / dining area – air conditioned

Kitchen with plenty of storage and bench space.

Private balcony at the rear

Single lockup garage with remote access & extra storage space

Laundry in the rear of the garage

120sqm

Body corporate Fees: \$1,060.00 per quarter

Council Rates Approx: \$480.95 per quarter\*

Estimated rental return \$480.00 - \$520.00 per week \*

### Location highlights:

Walk to the train station, shops, and bus stations (Keats St at the rear)

Walk to St Brendans Catholic schools, Moorooka Primary school, Moorooka State school, kindergarden or childcare

Catchment for Yeronga State School

2 Parks within 2 blocks of this property

Approx 8-9 radial km to city centre

10 minute drive to Greenslopes Hospital

5\* minute drive to popular Toohey Forest Park

\*=approx.