

**Unit 404/31 Musk Ave, Kelvin Grove, Qld 4059**



**Sold Apartment**

Thursday, 14 December 2023

Unit 404/31 Musk Ave, Kelvin Grove, Qld 4059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Carlos Lim  
0430883963



Kenneth Mow  
0432069662

**\$585,000**

**\*\* Call to arrange for private inspection today\*\*** This two-bedroom apartment presents a modern living space, conveniently located in the heart of Brisbane. The surrounding area offers a wide variety of dining options with fine restaurants and cafes within close proximity. This apartment's ultra convenient location allows for easy walking access to QUT, The Village Shopping Centre, Park, and transport is conveniently outside. The North East aspect promises light filled living throughout the day, with the relaxing balcony to enjoy in all seasons  
**Property Highlights:-** Spacious open plan living and dining area to Northeast facing balcony- Oversized master bedroom with gorgeous en-suite, built-in robe, and ceiling fan.- Second bedroom with built-in robe and ceiling fan- Modern stylish kitchen with gas cooktop, stone benchtops, and European ILVE appliances.- Ducted air conditioning and internal laundry- Secure building with video intercom and lift access- Close proximity to highly regarded schools such as Kelvin Grove State College, Brisbane Grammar School & Brisbane Girls Grammar School- Approximate apartment size of 84sqm (Unit Size:73sqm+Balcony:11sqm)- Body corporate fees of \$4,010.40 per year & Council rates \$440 per quarter  
Property is currently tenanted for \$650/week until 6 May 2024. Whether you're an investor or homebuyer seeking the perfect location, this property has it all. Contact Kenneth today to arrange for a private inspection.  
Property Code: 722Property Code: 722