

**4504/2 Carraway Street, Kelvin Grove, QLD, 4059**

HUGO ALEXANDER  
PROPERTY GROUP

## **Unit For Sale**

Saturday, 14 September 2024

4504/2 Carraway Street, Kelvin Grove, QLD, 4059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

## POSITION PERFECT AND PACKED WITH POTENTIAL

Fabulous location in the heart of the Kelvin Grove Urban Village, in very close proximity to a plethora of academic campuses, transport, cafes, shops, restaurants, sporting facilities, walking/cycling paths and surrounded by green spaces. This apartment is a solid build, unlike what is found in some newer apartments and that a quick low cost refresh (think carpets, paintwork) will immediately add personal style and value for homeowners and increase rental yield for investors.

Big 100 sqm 2 bedroom, 2 (double ensuite) bathrooms, two balconies with a secure car park and separate storage. New blinds have just been fitted throughout.

This unfurnished apartment has huge potential and vacant possession can be available 22 November. Extra large bedrooms both with built in robes, extra large main balcony with a second balcony off the second bedroom and in a perfect central location.

Please note as this property is unfurnished, the bedroom and some living area photos contain virtual furniture for online display purposes.

Situated in the heart of the Kelvin Grove Urban Village, Apartment 4504 can be easily transformed into a home of your dreams with painting and new floor coverings of your choice. The property includes one secure basement car park with a separate storage area.

The on site facilities include a communal lap pool, Gym and easy access to a wide array of restaurants, cafes, supermarket, public transport, Royal Brisbane Hospital and QUT and only 2 km to the central Brisbane CBD.

Kelvin Grove is a sophisticated and popular lifestyle location now with a very high owner occupier population.

Some Location Features Include:

- Queensland Academy for Creative Industries - 150m
- Queensland University of Technology - 150m
- Woolworths Supermarket - beneath the building
- Victoria Park - 300m
- UQ Herston - 1km
- Kelvin Grove State College - 500m
- Brisbane Girls Grammar - 500m
- Queensland Ballet Academy - 500m
- Royal Brisbane and Women's Hospital - 1.25km
- Red Hill Cinemas - 1km
- Suncorp Stadium - 1km
- Exhibition Train Station - 1.5km
- The Tivoli - 1.65m
- Fortitude Valley - 2km
- Kelvin Grove Village Markets are on every Saturday - adjacent
- Howard Smith Wharves - 2km

Stepping outside the complex, The Village Centre shopping precinct is mere steps away, and every Saturday, on Blamey St, the Village hosts vibrant Saturday markets.

A short walk away is Victoria Park, with its green spaces, walking/cycling and upcoming host of Olympic Games events.

The location of this apartment is exceptional.

Inspection available as advertised and other times by prior appointment.

**\*\* FOR OPEN INSPECTIONS PLEASE MEET AT CNR CARRAWAY ST and MUSK AVENUE \*\***

**OPEN FOR VIEWING THIS SATURDAY 10.30 AM TO 11.00 AM**

\* Vacant Possession available 22 November;

\* Currently rented at \$650 per week until 22 November;

\* Offered for sale Unfurnished;

\* 2 Very Large bedrooms;

\* Two balconies;

\* Gym/Swimming pool on site;

Contact Stephen Pahl at Stephen Pahl Properties on 0404266085 to inspect now.