

5/15 Aberleigh Road, Herston, QLD, 4006

Unit For Sale

Saturday, 10 August 2024

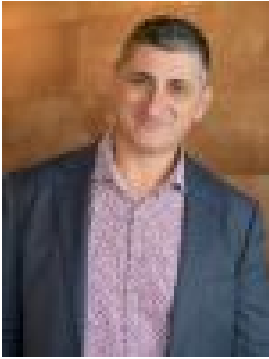
5/15 Aberleigh Road, Herston, QLD, 4006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



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Neat Unit with Unlimited Potential

Positioned in the heart of vibrant Herston, this neat and tidy unit at 5/15 Aberleigh Road offers an exceptional opportunity for those looking to add their personal touch and create a space that truly reflects their style.

Perfectly suited for first-time buyers, savvy investors, or anyone eager to capitalise on a prime location, this property is brimming with potential.

Step into a light-filled living area that promises comfort and ease, seamlessly connecting to a functional kitchen that awaits your modern upgrades. The two spacious bedrooms offer ample space, providing a peaceful retreat at the end of the day. The bathroom is filled with natural light and features a shower-over-bath combination, along with an integrated laundry for added convenience. Outside, a private balcony extends your living space, perfect for morning coffees or evening relaxation. The complex itself is well-maintained, ensuring a hassle-free lifestyle with the convenience of a single car garage.

Interior Features:

- Bright & airy living spaces
- Functional kitchen
- Spacious bedrooms with built-in storage
- Light-filled bathroom with integrated laundry
- Private balcony for outdoor enjoyment
- Single car garage in a secure complex
- New blinds installed on all windows
- Split system air conditioning in the living room and both bedrooms
- Security screens door for added peace of mind
- Large sinking fund of approx \$100,000
- Attractive rental yield

This unit is conveniently located close to the CBD, within walking distance of RBWH, QUT Kelvin Grove, UQ Herston campus, the busway, and Victoria Park. The property falls within the catchment area for Qld Academies Creative Industries campus and Kelvin Grove State High School, and is also near St Andrew's Hospital, Brisbane Grammar School, and Brisbane Girls' Grammar School. Situated on a quiet street, the neighborhood offers stable ownership in the unit block with a nice mix of tenanted and owner-occupied units.

This property is a sound investment, positioned just moments from local amenities, schools, and the bustling lifestyle hubs of Herston and nearby Kelvin Grove. You'll enjoy easy access to cafes, parks, and public transport. Inspect today to see the potential this charming unit holds and imagine the possibilities of making it your own.

Disclaimer

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