

6/12 Magdala Street, Ascot, QLD, 4007



Unit For Sale

Wednesday, 25 September 2024

6/12 Magdala Street, Ascot, QLD, 4007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Spacious Apartment in Boutique Complex

Situated in a quiet, tree-lined street just 5.5km km from Brisbane city, this charming complex of just 9 apartments offers the opportunity to enjoy an enviable lifestyle in prestigious Ascot. Tightly held and immaculately presented, 6/12 Magdala St is a rare find and will prove popular.

Boasting a soaring 5m cathedral ceiling in the living room and 2.7m ceilings throughout, this home is flooded with natural light and enjoys breezes from both sides, enhancing its airy, yet warm and inviting ambience.

A sleek white kitchen with stone benchtop and 2pac cabinetry compliments the spacious open plan living space. Generously proportioned bedrooms with high ceilings and air conditioning add a luxurious touch to this unique property. Enjoy cooling breezes and morning sun on the large east facing balcony.

Features Include:

- Preferred east facing aspect
- Spacious open plan kitchen, living & dining
- Modern kitchen with stone benchtops
- 5m cathedral ceiling in living area
- East facing balcony for summer breezes & morning sun
- 2 large bedrooms with built in robes
- Air-conditioning & Ceiling fans
- Bathroom & Internal laundry
- Large single lock-up garage
- NBN fibre to the premises
- Hamilton State School & Aviation State High School Catchments
- Swimming pool & leisure centre at the end of the street
- Quality childcare, state & independent schools
- Dedicated private school bus services run through the suburb
- Doomben Rail Station & Brisbane City Council bus services
- Ascot & Oriel parks & Eagle Farm green space
- Coles and Woolworths on Nudgee and Racecourse Rds
- Racecourse Rd, Portside & James St entertainment precincts close by
- Inner City Bypass & Brisbane Airport
- 5.5km to Brisbane CBD

Additional Information :

Body Corp fees approx \$773/qtr

Rates approx \$437/qtr

Rental Appraisal approx \$700/wk

Balance Sinking Fund \$26,903.77 as at 31/12/23

Welcoming and stylish, this charming apartment is situated moments from shopping, dining and entertainment in this quiet pocket of inner city Ascot, just 5.5km from Brisbane CBD.

Don't miss your opportunity to make this lovely home yours. Call Kim Olsen today on 0413 539 865.

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.

