

**6/17 Napier Street, Ascot, QLD, 4007**

**RE/MAX NOW**

**Unit For Sale**

Monday, 19 August 2024

6/17 Napier Street, Ascot, QLD, 4007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Kopelke  
0427385580

## Best Value in Ascot - Be Quick!

Nestled in the heart of Ascot, 6/17 Napier Street offers an exceptional lifestyle in one of Brisbane's most coveted locations. Just steps from the vibrant Racecourse Road, known for its boutique shopping, trendy cafes, and fine dining, this is more than a home – it's a way of life. Enjoy the proximity to public transport, elite schools, and leisure facilities, all within a short walk.

This top-floor, end-unit apartment features an open-plan lounge and dining area, flooded with natural light and equipped with air conditioning and ceiling fans for year-round comfort. Glass sliding doors lead to a spacious north-facing balcony, the perfect spot to savor your morning coffee or unwind with evening breezes.

The modern galley kitchen, with stone benchtops, stainless steel appliances, a ceramic cooktop, and a dishwasher, makes meal preparation a pleasure.

Two spacious bedrooms each have built-in robes, ensuring ample storage. The master bedroom enjoys direct access to the balcony, offering a relaxing retreat. The well-appointed bathroom features a separate bath and shower, with plenty of storage options, including eye-level storage.

Living here means embracing a vibrant lifestyle. The Eagle Farm Racecourse, Aquatic Centre, and Bowls Club are all within a five-minute walk, ideal for weekend activities. A leisurely 15-minute walk takes you to the Bretts Wharf ferry terminal on the Brisbane River, offering a picturesque and relaxing commute into the city. With Portside and Hamilton North Shore just down the road, your weekends can be filled with waterfront dining, entertainment, and scenic walks.

The Racecourse Village Shopping Mall and top-rated schools like Ascot State School, St Rita's College, St Margaret's Anglican Girls School, and TAFE Queensland are also nearby, making this home ideal for families.

With so much to see and do in this highly sought-after pocket of Brisbane, the world is your oyster. Whether you're strolling to the local shops, enjoying nearby parks, or commuting effortlessly into the city, life at 6/17 Napier Street is exceptional.

Don't miss out on this opportunity to own a piece of Ascot's charm – a home that promises a lifestyle of ease and enjoyment.

### WHAT WE LOVE:

- \* 2 bedrooms, both with built in robes
- \* Open plan lounge/dining areas flow out to a covered north-facing balcony, a great spot to enjoy a cup of coffee in the morning sunshine, or the afternoon breezes in Summer.
- \* Galley kitchen with stone benchtops, stainless steel appliances, ceramic cooktop and dishwasher
- \* Spacious Master bedroom with direct access to balcony
- \* A well-appointed bathroom includes a separate bath and shower, and plenty of eye-level and vanity storage.
- \* Air conditioning & ceiling fans
- \* Plenty of storage throughout
- \* Top level end unit at rear of block
- \* Extra-long Single garage with plenty of space for storage
- \* Laundry in garage.
- \* Small complex of only 6 units
- \* Affordable body corporate fees
- \* Plenty of natural light and welcoming, neutral tones throughout
- \* Prime location in the vibrant heart of Ascot just moments away from the popular Racecourse District, top-notch schools, and renowned dining and shopping venues.
- \* With Portside and Hamilton North Shore just down the road, and CityCat providing a smooth and scenic commute into

the city, convenience is truly at your fingertips.

\* Short walk to Ascot's famous shopping district on Racecourse Road with numerous popular restaurants, bus stop, train station, Eagle Farm Racecourse, Aquatic Centre and Bowls Club. Close to Racecourse Village Shopping Mall, Ascot State School, St Rita's College, St Margaret's Anglican Girls School, Hamilton State School, Aviation State High School and TAFE Queensland

\* Ready to move right in!

This home is perfect for professionals, first-time buyers, and investors seeking a low-maintenance property in a high-demand area. Don't miss this rare opportunity to secure a piece of Ascot's charm. Act quickly – this gem won't last long!

For more information, contact David Kopelke on 0427 385 580. Looking forward to meeting you at the open home.