

**Unit 6/21 Yeronga Street, Yeronga, Qld 4104**



**Sold Unit**

Sunday, 20 August 2023

Unit 6/21 Yeronga Street, Yeronga, Qld 4104

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

**\$540,000**

6/21 Yeronga St, Yeronga is all about easy living with all the conveniences at your fingertips! Located within walking distance to the train, bus, shops and cafes, yet set back from the hustle and bustle in the sought-after pocket of Yeronga. As you enter the property you'll be impressed by the open plan layout, high ceilings and the floor to ceiling glass doors leading out to the balcony all taking advantage of the natural light & breezes, whilst creating the ideal indoor/outdoor living. The luxury kitchen overlooks the combined dining/living area and features sleek stone bench tops & splash back, double sink and Bosch stainless steel appliances including a dishwasher. Both bedrooms are well separated, with mirrored built-in wardrobes. The main bedroom is air-conditioned with an ensuite and opens onto the balcony, while the second bedroom is a good size with a ceiling fan. Both bathrooms are beautifully finished with floor to ceiling tiles, chrome tapware and double shower head showers. The internal laundry is very handy, and the package comes complete with its own dedicated car space, in a shared secure garage with remote access and stair or lift access up to your unit. With a fresh coat of paint & security screens throughout, all that is left to do is move in and enjoy! This property is part of a secure complex of 27 units, with ample visitor parking available and secure entryway and intercom access. At the rear of the complex, you'll also find a common entertaining area. Ideal for the first home buyer wanting to get out of the rental cycle; perfect for the downsizer with lift access; a great investment close to every convenience imaginable; or ideal for family with children attending University, they can jump on a train, a bus, or a bike to get to University or work. It simply does not get any more convenient than this location: meters to both the train and the bus; walk to Dundee Boxing & ASA Dumplings, a choice of takeaway options including a French Bakery; further down the road is the Yeronga Village Shops with butcher, bakery, fruit shop & other speciality shops, Yeronga RSL, St Sebastian's Primary School, Yeronga State School & Hyde Rd Kindy; a bike ride to the Green Bridge connecting you to the University of QLD and a bike ride to the QLD Tennis Centre & future Yeerongpilly Green development; with easy access to the major hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi and within 5km to the CBD. All the conveniences at your fingertips, it doesn't get much better! Features of 6/21 Yeronga St, Yeronga:- Air-conditioned open planned living and dining- Covered balcony, capturing lovely breezes- Fresh coat of paint & security screens throughout- Modern kitchen with stone benchtops stainless Bosch appliances- Two good sized rooms with BIRs and fans. Main with ensuite, a/c and balcony access- Both bathrooms have floor to ceilings tiles, chrome tapware & double shower heads- Internal laundry- Dedicated car space in shared lock up garage with remote access- Secure complex with intercom access & lift- Walk to the train, bus, shops, Yeronga swimming pool and Yeronga Village- Easy access to the Green Bridge connecting you to the University of QLD and a bike ride to the QLD Tennis Centre & future Yeerongpilly Green development; with easy access to the major hospitals, universities, Fairfield Gardens shopping centre with both Coles and Aldi- Only 5km to the CBD Outgoings: - Body Corporate Fees: \$1,057 /qtr- Sinking Fund Balance: \$115,943.83 Contact Jess Tudman to discuss this opportunity further.