

6/25 Whytecliffe Street, Albion, Qld 4010

Unit For Sale

Wednesday, 10 July 2024

6/25 Whytecliffe Street, Albion, Qld 4010

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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Sale By Negotiation

Located in the exciting inner-city suburb of Albion, this 2-bedroom, 2-bathroom apartment presents a great opportunity for first home buyers, downsizers, and investors alike. Spanning a total area of 117m², 6/25 Whytecliffe Street, Albion is ideal for those that are after an apartment where they won't need to compromise on space. Stepping inside, you'll be greeted by the light-filled living and dining room, which opens out to the expansive, 4.7-metre wide entertainer's balcony. This space also features a well-appointed kitchen with lots of cupboards and drawers for storage. As you continue to walk through the space, you'll see the main bathroom on the right, bookended by linen cupboards on either side of the hallway. The bathroom itself is simple-yet-functional, giving you the option to renovate and put your own touch on it, or leave as is. There's also a separate toilet for added convenience. The main bedroom on the left features two built-in robes, allowing for plenty of storage of all your important items. There's a sliding door that opens out to your own private balcony, perfect for enjoying your morning coffee or for unwinding and watching people walk their dogs in the afternoon. The second bedroom is a great size, and can be used as a guest room or study for those that work from home. Situated within the complex 'Barwick Place', 6/25 Whytecliffe Street comes with all the modern conveniences, including a dishwasher and air conditioning for those warm summer months. This unit also has gorgeous city views, adding to its appeal as an entertainer's hub. Plus, there's a handy basement car space, so you won't need to worry about finding a space to park on the street each day.

Notable Fee's:- Body Corporate Fees: Awaiting confirmation from BC- Sinking Fund: \$82,693.05- Brisbane City Council Rates: \$430 Per quarter- Rented at \$550 Per week

Those that commute to the city will be pleased to know the home is just 5.8km from the Brisbane CBD. There are also plenty of public transport options close-by, allowing you to leave the car at home for your morning commute. The unit is located a stone's throw from a number of cafes and dining options, and is just an 8-minute walk from the beautiful Crosby Park. The Brisbane river is right on your doorstep, so you can easily enjoy an after work stroll or run. This unit is located within the catchment for Eagle Junction State School and Kedron State High School. It's also just a 4-minute drive from Holy Cross Primary School and 850-metres from St Margaret's Anglican Girls School. With tenancy ending in October, all that's left to do is decide whether you'd like a strong investment to add to your portfolio, or whether you'd prefer to move in and make the space your own. Don't hesitate. Contact Nicholas McCluskey today to organise your inspection and see what 6/25 Whytecliffe Street has to offer.