

**601/13-15 Isedale Street, Woolloowin, Qld 4030**



**Unit For Sale**

Wednesday, 26 June 2024

601/13-15 Isedale Street, Woolloowin, Qld 4030

**Bedrooms: 3**

**Bathrooms: 3**

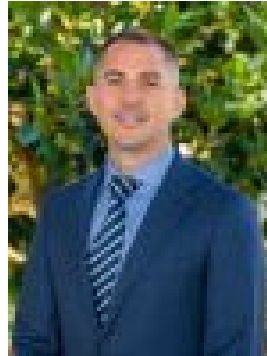
**Parkings: 1**

**Area: 128 m2**

**Type: Unit**



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## Auction

Auction, Sunday 21st July 2024 | Brisbane 100 Event | From 10.00am at Howard Smith Wharves

You'll feel on top of the world in this magnificent apartment with its superior living spaces, ideal for executives, downsizers or families seeking a wonderful lifestyle with enviable views of the city in a thriving location in Brisbane's inner-north. Nestled in a quiet pocket of popular Woolloowin, this Level 6 gem offers three bedrooms, three bathrooms, an enticing open living plan and two large balconies opening out on either side to capture the best of Queensland's beautiful weather. Created as luxury living, this welcoming apartment has a large and stylish kitchen adjoining the entrance area. It's eye-catching with sleek stone bench tops and has beautiful two-tone cabinetry. There's loads of cupboard and drawer space, pantry, convection stovetop, space for an XL fridge and a comfortable eat-in breakfast bar. The kitchen opens onto the light-filled and airy dining and living areas with beautiful easy-care floor tiles creating a coherent flow to the whole apartment as it leads effortlessly to a stunning huge balcony with a prized aspect. Designed to bring optimum pleasure for you to relax and unwind with family and friends, this balcony is an entertainer's delight with impressive city views. Endless good times await you here with breakfasts in the sunshine and cool evening drinks taking in the sparkling city lights. The superb master bedroom is like a private domain with its own luxurious space leading on to its own large private balcony. Imagine yourself able to retreat each day to breathe in fresh air and bask in the vivid colours of sunset looking out over the city and towards the Mount-Cootha ranges. The master bedroom is fully carpeted for comfort and has a large built-in robe and elegant ensuite with floor to ceiling tiles and luxe vanity area. The other two bedrooms are also show stoppers. They both are carpeted and good sized, enjoying direct access to the living room balcony with views and abundant natural light. One has its own ensuite and built-in robe while the other has a walk-in robe and conveniently adjoins the main bathroom. All bathrooms are high quality with spacious shower areas, elegant vanities and floor-to-ceiling tiles. The main bathroom also offers a pampering luxe bath tub. Other features include an internal laundry, extra storage cupboards, and the comfort of ceiling fans and air con throughout. The building has internal intercom security and the car space is in a secure remote-controlled garage. In a fantastic location, Woolloowin is a rapidly-growing suburb, just 6 kilometres from the CBD with character Queenslander houses, quiet streets, close to beautiful parklands and with ready access to many prestige schools, public transport, boutique cafes and a major shopping precinct. Luxurious living combines with a brilliant location. Summary of major features:

- Luxury top floor apartment with prized aspect
- 3 magnificent bedrooms, each with direct balcony access and superb views
- 3 bathrooms - two as private ensuites and another with a luxe bathtub
- Spacious master bedroom with its own oversized balcony with stunning views
- Large open plan living and dining area
- Sleek and spacious modern kitchen
- Internal laundry
- Ceiling fans and air con throughout
- 1 secure car space
- Secure building with internal intercom
- Walking distance to bus and rail
- Short walk to local schools and short drive to many prestigious private schools
- Walking distance to major shopping center in adjoining Lutwyche
- Walking distance to the lush Kedron Brook parklands
- Easy access to main arterial roads leading to Brisbane airport and both the Sunshine and Gold Coasts.
- Located in a thriving suburb of Brisbane's sought-after inner-north. An excellent opportunity awaits you with this luxurious apartment to step clear of the ordinary and acquire a stunning home.

This property is currently tenanted until January 2025 for \$690.00 per week. Brisbane City Council Rates: \$465.95 per quarter Body Corporate: Approx. \$1,555.00 per quarter Balance of the Sinking Fund: Approx. \$185,464 as at 18 June 2024 Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.