

**7/16 Lyon Street, Moorooka, Qld 4105**

Place. **P**

**Unit For Sale**

Wednesday, 10 July 2024

7/16 Lyon Street, Moorooka, Qld 4105

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Ray Giardina  
0417107772

## Top Offer Closing Tues 23 July 4pm

This impeccable property is the perfect blend of comfort and style, boasting an abundance of natural light throughout. Promising to impress entry-level buyers, investors, downsizers, couples and professionals alike, this fantastic residence is close to the city-bound Ipswich Road and the Moorooka train station. Featuring tiled floors and a versatile neutral colour palette, the apartment showcases a spacious open-plan living and dining area. There is also a functional study nook that students and those who work from home will appreciate, plus a superb galley-style kitchen displaying stone benchtops, quality appliances and ample cupboard storage. Lending itself to relaxing and hosting guests, a covered patio is linked to the central living area via large glass sliding doors. Finishing the property, an ensuited master bedroom has a walk-in robe. You will also find a sizeable second bedroom benefitting from a built-in robe, in addition to a well-appointed main bathroom boasting laundry amenities. Complete with secure parking for one car, the residence also includes the use of a storage cage, intercom security, air-conditioning and ceiling fans. A stone's throw from Beaudesert Road's many shops and dining options, this excellent apartment is near city-bound bus stops and Yeronga Memorial Park's sporting facilities. Toohey Forest Park's scenic walking tracks and Griffith University's Nathan campus are minutes away. Falling within the Moorooka State School and Yeronga State High School catchment areas, this incredible property is also a short distance from Mary Immaculate Primary School, Our Lady's College and Brisbane Christian College. Do not delay – call to arrange an inspection today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.