

9/52 Ludwick Street, Cannon Hill, Qld 4170

Place. **P**

Unit For Sale

Sunday, 23 June 2024

9/52 Ludwick Street, Cannon Hill, Qld 4170

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Unit



Meagan Muir
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Buyers in the \$700,000s

Experience refined living in this immaculate spacious apartment, featuring high-end finishes, attractive entertainment options, low body corporate fees, and a picturesque outlook. Built in 2018 to exceptional standards, this sensational residence is a leisurely stroll from the conveniences of Cannon Hill Plaza and the popular Carport Cafe. Showcasing a tasteful modern aesthetic, the apartment boasts contemporary tiled and carpeted floors and a versatile neutral colour palette that suits a variety of décor styles. The welcoming entry flows into a spacious open-plan living and dining area, bathed in natural light. The adjoining kitchen, perfect for preparing delicious meals, features a breakfast bar, ample cupboard storage, and premium appliances, including a 900-millimetre Westinghouse oven. A plethora of popular restaurants and cafes are essentially right on your doorstep. The central living area extends to a covered balcony with delightful suburban views, ideal for al fresco meals or afternoon drinks with loved ones. The ensuited master bedroom includes a walk-in robe, while a sizeable second bedroom benefits from a built-in robe. A well-appointed main bathroom features floor-to-ceiling tiling and a large shower. Additional features include secure parking for one car, a European-style laundry, split-system air-conditioning, and security screens. Enjoy low body corporate fees and a very well kept building. This fantastic apartment is just a short commute from Brisbane's CBD, close to the Cannon Hill train station, and the soon-to-be-upgraded Murarrie Recreation Grounds. Nearby attractions include the Seven Hills Bushland Reserve's scenic walking tracks and the new Minnippi Golf Course. Located within the Cannon Hill State School and Balmoral State High School catchment areas, this brilliant property is also a quick drive from Cannon Hill Anglican College, Saint Oliver Plunkett Primary School, and Lourdes Hill College. Don't miss out – 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.