



## FOR SALE

### WHEN DOWNSIZING DOES NOT COMPROMISE STORAGE !!!

We have a committed seller here! This unit must sell - any genuine offer considered!

Sometimes even when opportunity comes knocking at our door, we fail to recognize it.

This unit situated in a unique complex of 5 has been meticulously kept. Far from the standard 6 pack layout this community has a "Melrose Place" feel - the architectural layout allows an Old Cleveland Road address with easement access sheltering you from street frontage.

A large two bedroom unit that boasts 1.9 garage spaces + full storage room and laundry downstairs - leaving optimum use of living areas up.

This unit would suit the sports enthusiast who needs space for the jet ski or for those deciding to relocate without trading off lack of room or storage. This property has so many benefits - it is perfect for the first home buyer, owner occupier or investor wanting to add to their portfolio and therefore will not be on the market long.

A truly unique property.

The location of this property offers exceptional convenience. Places of interest like council bike-ways, the Eastern Busway and Buranda train station are just a short walk away. Enjoy facilities such as Stones Corner library, Langland's swimming pool, restaurants. Lifestyle positioning surrounded by bars and cafes in Stones Corner or the New Coorparoo Square Shopping Village.

Some of the important benefits here:

- 2 large bedrooms both with built-in robes
- Open plan kitchen, lounge and dining
- Air Conditioned
- Remote garage
- In a small complex of 5 & very Low Body Corp (\$741/qtr)
- In the much sought after catchment of Coorparoo Secondary College and walking distance to many other public and private schools

2 BED | 1 BATH | 1 CAR

PRICE:

Offers considered!

OPEN FOR INSPECTION:

N/A

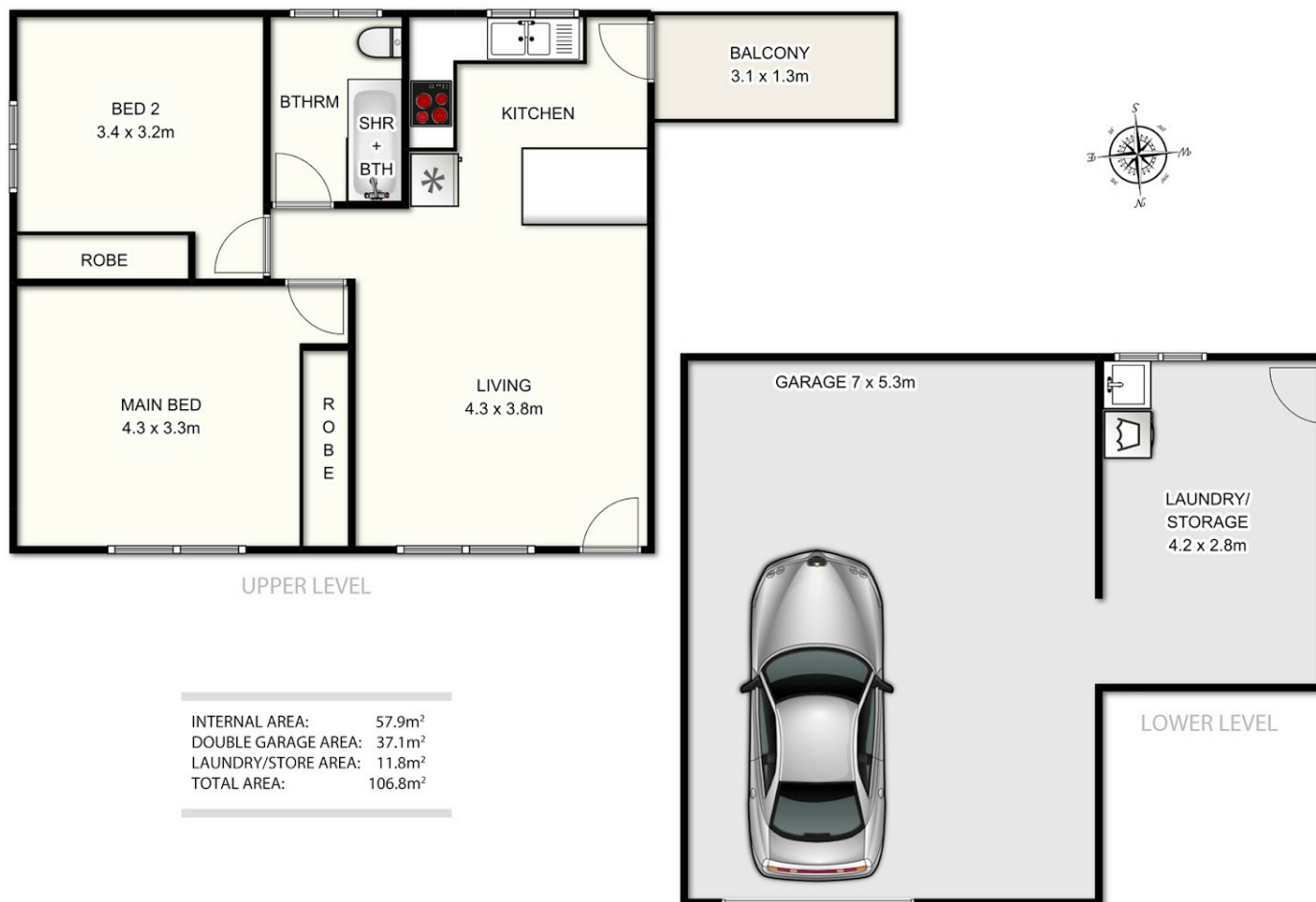


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. Created by www.highshots.com.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.