



# FOR SALE

## GREAT INVESTMENT - FRESHLY PAINTED - FULLY FURNISHED - 2 BDRM APARTMENT !

Here is your opportunity to purchase this fantastic generous sized open plan FULLY FURNISHED 2 bedroom, 2 bathroom apartment in the sought after SW1 an 'Urban Village' with everything at your doorstep. SW1 is a popular complex set with a well maintained leafy landscape. Very popular with high demand within the medical profession & university students, making this complex a very popular location.

Enjoy the convenience of being able to park your car securely, walk to Brisbane's most exciting entertainment and culture precinct. Tropical Parklands, Queensland Art Gallery and Performing Arts Centre, Convention Centre, State Library, Museum, all within a couple of minutes walk.

- Set surrounded by the dynamic verve of the café, dining & entertainment culture
- Walking distance to International language School, TAFE, Uni's
- Reverse cycle ducted air-conditioning to keep you cool
- Well-appointed kitchen with gas stove & large stainless steel oven.
- Two large bedrooms with built in robes
- Double Glazed soundproof windows
- Large balcony
- Beautiful leafy landscaping throughout the complex
- 1 secure car park with remote control access,
- Within the Brisbane State High Catchment Area
- Onsite management
- Pet Friendly

Rent potential - \$29,640 - \$31,720

Body Corp - \$4,880 pa

Rates - \$1,660 pa

This apartment suits an investor with excellent returns, first home buyer, Medical Profession, University students, couples looking to downsize. Take advantage of a hassle-free, 'lock-up and leave' apartment lifestyle

Make your dream a reality. Call now, inspect today, and enjoy your future!

2 BED | 2 BATH | 1 CAR

PRICE:

Buyers Over \$500,000

OPEN FOR INSPECTION:

N/A

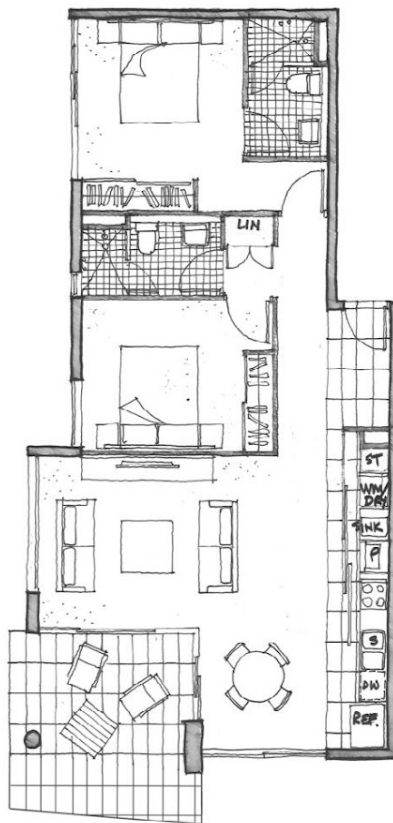
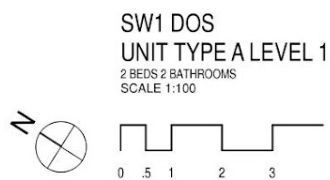
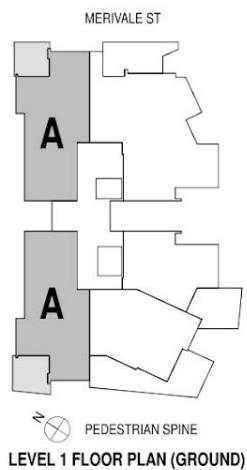


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.