



FOR SALE

HUGE PRICE REDUCTION VENDORS INSTRUCTIONS ARE LOUD AND CLEAR

Centrally located within a vibrant pocket of Upper Mt Gravatt is this must-see two-bedroom, two-bathroom apartment. Anyone looking for relaxed, easy-care living in an enviable location can't go past this home.

The layout is light-filled and open-plan with a seamless flow out to the balcony. Here, you can start your day with a coffee in hand as you take in the peaceful leafy outlook. For the cook of the household, the kitchen is big and bright with electric appliances and an abundance of storage space including a pantry.

From here, you can overlook the living and dining area while the two bedrooms are tucked away down a hallway. Both bedrooms have built-in robes, one enjoys the added comfort of an ensuite and the other is only steps from the guest bathroom. A European-style laundry nook completes this impressive layout while air-conditioning, a neutral colour scheme and plush carpet are also on offer.

As a resident of this modern building, you can enjoy access to a shaded BBQ area and a sun-soaked pool where you can relax on hot summer afternoons. Lush gardens envelop the Flame Trees Apartments and you are also treated to an incredible location just moments from everything you could need.

It's only a 650m walk to the local park with a playground, you are 750m from the Coles supermarket and 1.2km from Westfield Garden City for all your shopping, dining and entertainment needs. St Catherine's Primary School, Wishart State School and St Bernard's Catholic School are also close by and you will be under 20 minutes from the Brisbane CBD.

2 BED | 2 BATH | 1 CAR

PRICE:

Offers from \$418,000

OPEN FOR INSPECTION:

N/A



Paula Anderson-Stevens

0431847986

aspex@atrealty.com.au

aspexproperty.com.au



Floor plan is for illustrative purposes only, subject to variations and not to exact scale.
 Areas are approximate only and are subject to change.
 Buyers should make their own enquiries and consult the identification plan in the
 disclosure documents for further details. Floor Plan drawn by **iPhotorealestate**.



1/12 Archer Street, Upper Mount Gravatt

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.