

# 8/40 CURWEN TERRACE CHERMSIDE



## FOR SALE

**SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS**

### STUNNING CONTEMPORARY APARTMENT - 2 LIVING AREAS

Conveniently located in the heart of popular Chermiside, this modern and spacious 2 bedroom apartment presents an enviable lifestyle opportunity! Boasting 2 separate living areas plus a large entertainer's balcony with views, and offering contemporary and timeless style with quality appointments throughout, this impressive residence ensures comfort and practicality for years to come for the homebuyer, or a solid rental return for the astute investor. Only 7 years old, this appealing home is located within a whisper-quiet neighbourhood, yet conveniently close to Westfield Chermiside, cafes, restaurants, schools, Prince Charles Hospital, and commuter corridors.

- \* Top level 3 apartment, boutique low-rise complex, secured entry and lift; total lot area 129m2
- \* Spacious open plan living area, gloss floor tiles, flooded with natural light
- \* Second living area, ideal for media room/home office/kids' rumpus area
- \* 3 x air conditioners total, modern decor, quality inclusions, ample storage
- \* Large, private entertainer's balcony, ideal for outdoor lounge/dining/BBQ, district views
- \* Quality kitchen, stone benches, gas cooktop, dishwasher, meals counter
- \* Master suite with air conditioning, fan, large mirrored robe, quality ensuite bathroom
- \* Generous second bedroom with air conditioning, fan, mirrored robe, bathroom access
- \* Quality 2-way bathroom with bath; European laundry includes clothes dryer
- \* Secure basement garage with 1 x exclusive car space, secure 6m2 storage room
- \* Extra-large common rear terrace located on level 3; quiet location; only 8 units total
- \* Walk to Chermiside CBD, Westfield Shopping Mall, cafés, Prince Charles Hospital
- \* Approx 600m to Gympie Rd, close to transport corridors, schools and amenities
- \* Reasonable body corporate levies, professionally managed, pet friendly complex
- \* Luxurious low-maintenance lifestyle opportunity for the homebuyer, or investor alike
- \* Rental potential up to \$550pw; vacant now and ready to move in immediately!

IF YOU REQUIRE MORE INFORMATION, PLEASE SEND AN EMAIL TO THE AGENT, THANK YOU

#### Disclaimer

1) Do not rely upon the above statements or representation as factual because these particulars

**2 BED | 2 BATH | 1 CAR**

#### PRICE:

Contact Agent

#### OPEN FOR INSPECTION:

N/A

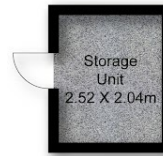


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## Unit 8, 40 Curwen Terrace, Chermide, Qld 4032

Dimensions are approximate & therefore should only be used for illustrative purposes.

Approx. Gross Internal Floor Area 1297.05 SQ FT / 120.50 SQM

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.