6/21 SAINT LEONARDS STREET, COORPAROO, QLD, 4151









# SOLD

## STUNNING CITY VIEWS! 2 BEDROOM, 1 BATHROOM, 1 GARAGE, BALCONY.

Welcome to this remarkable unit located in a small and perfectly situated complex of only 7 units. Positioned in the middle of the complex on the top floor, this unit offers breathtaking direct city views from the lounge room, bedroom, and balcony. It is a solid 1976-built building and this unit has had its bathroom and kitchen updated over the years by the current owner. Also, an entire new roof for the complex was done approximately 4 years ago.

This low-maintenance complex enjoys low Body Corporate fees of $2395.80 per year ($46.07 per week) and rates of approximately.

Situated in the heart of a peaceful residential area in Coorparoo, this property is just a short stroll away from Coorparoo Square Shops, which features popular retailers like Woolworths, Coles, Aldi, and a vibrant shopping and café precinct. You can also enjoy the convenience of being close to a cinema complex.

Transportation is a breeze with Coorparoo Train Station and buses just a 7-minute walk away. Alternatively, you can reach Langlands Park Bus Station or catch the 61 City Glider bus from Coorparoo Square, both within a 6-minute walk.

Families will appreciate that this property falls within the sought-after catchment areas of Coorparoo State School and Coorparoo Secondary College. Additionally, Villanova College is a short 6-minute walk away, while Saint James Catholic Primary School and Our Lady of Mount Carmel Primary School are just a short drive away.
Whether you're an investor or an owner-occupier, this property is perfect for you. It offers an estimated rental return of $420 per week.

To arrange a private inspection of this sensational property, please call Jason Hurst on 0414 717 817 today.

NOTE: We have made every effort to ensure that the information contained in this advertisement is true and accurate. However, we accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements contained herein.

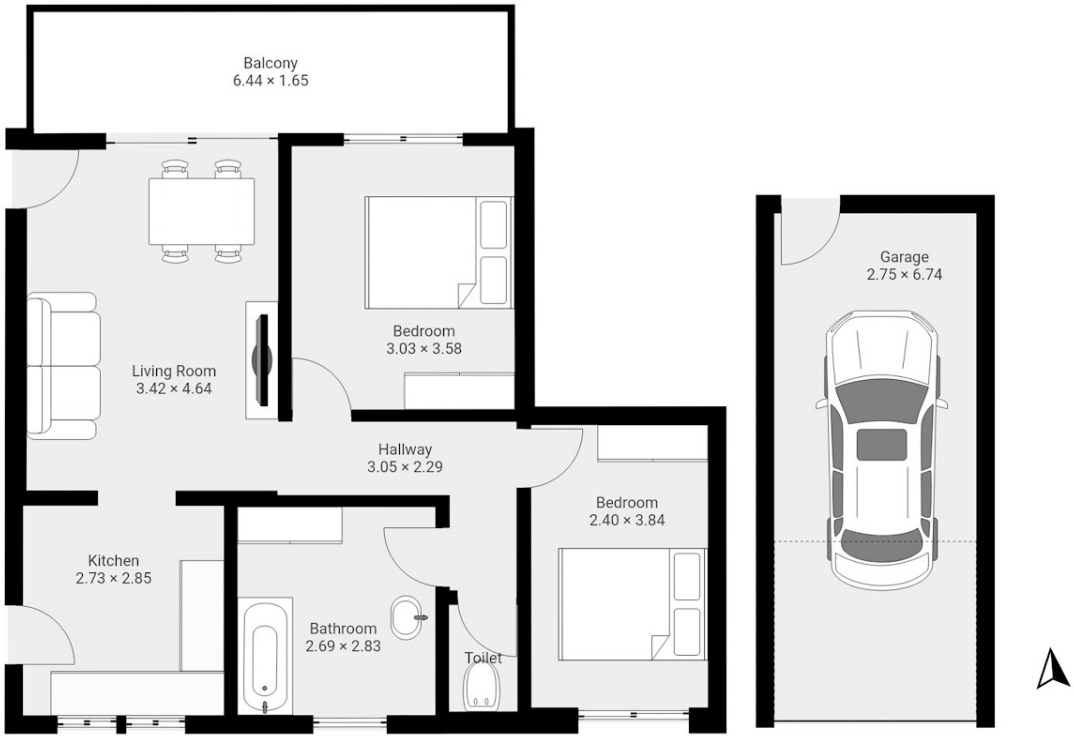
## 2 BED | 1 BATH | 1 CAR

PRICE:
$470,000

OPEN FOR INSPECTION:
N/A



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*Artist Impression, Indicative only. Size and dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
All information contained herein is gathered from sources we believe to be reliable.
Plans are shown for marketing purposes only and interested persons should rely on their own enquiries.
Internal approx*74m.sq
External approx* 11m.sq
Garage / storage* 19m.sq
Total approx* 104m.sq

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.

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