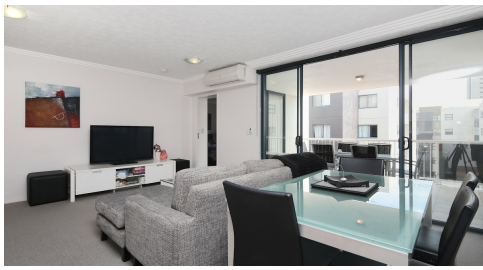
330/803 STANLEY STREET, WOOLLOONGABBA, QLD, 4102



SOLD

SIMPLY THE BEST

This spacious apartment will impress buyers with its well thought out layout. The unit is located on the 6th floor, in a quiet position with a private outlook.
The main feature is the large completely covered balcony, great for entertaining. Facing north, the apartment enjoys a light-filled bright environment.
Located in the Gabba Central complex, the position provides close proximity to all inner city amenities and is right in the heart of the Brisbane Olympic precinct.
Beneath the unit you will find Coles Local, a boutique hotel, Post Office, bakery, fitness center plus many cafes and restaurants.

Features include:
. 2 generous size bedroom both with built-in robes, the main opens on to the balcony,
. the second bedroom has a private covered separate balcony.
. 2 modern bathrooms.
. Spacious open plan living dining area opening onto the balcony.
. Kitchen with stone top benches, pantry, plenty of cupboard space and gas cooking.
. Large study which could be used as a small third bedroom.
. Separate well sized laundry.
. Air-conditioning throughout plus fans.
. Secure building with CCTV, intercom entry plus on-site management.
. Single secure car accommodation plus plenty of visitor parking.
. Body corporate fees approximately $5600 per year.
. The complex is pet friendly.
.Currently tenanted for $580 per week until Feb 2024

The complex offers resort style facilities including an outdoor swimming pool, a heated indoor lap pool, 2 gyms, 2 saunas, cinema plus a BBQ area.
Over the road you will find the Gabba sporting stadium, bus way plus the soon to opened the Cross River Rail. The complex is located close to hospitals,
South Bank parklands and the City.
This is a great opportunity to enjoy inner city living at its best and would also provide a sound investment.
Entry to the complex is via Gibbon street

2 BED | 2 BATH | 1 CAR

PRICE:
$612,000

OPEN FOR INSPECTION:
N/A

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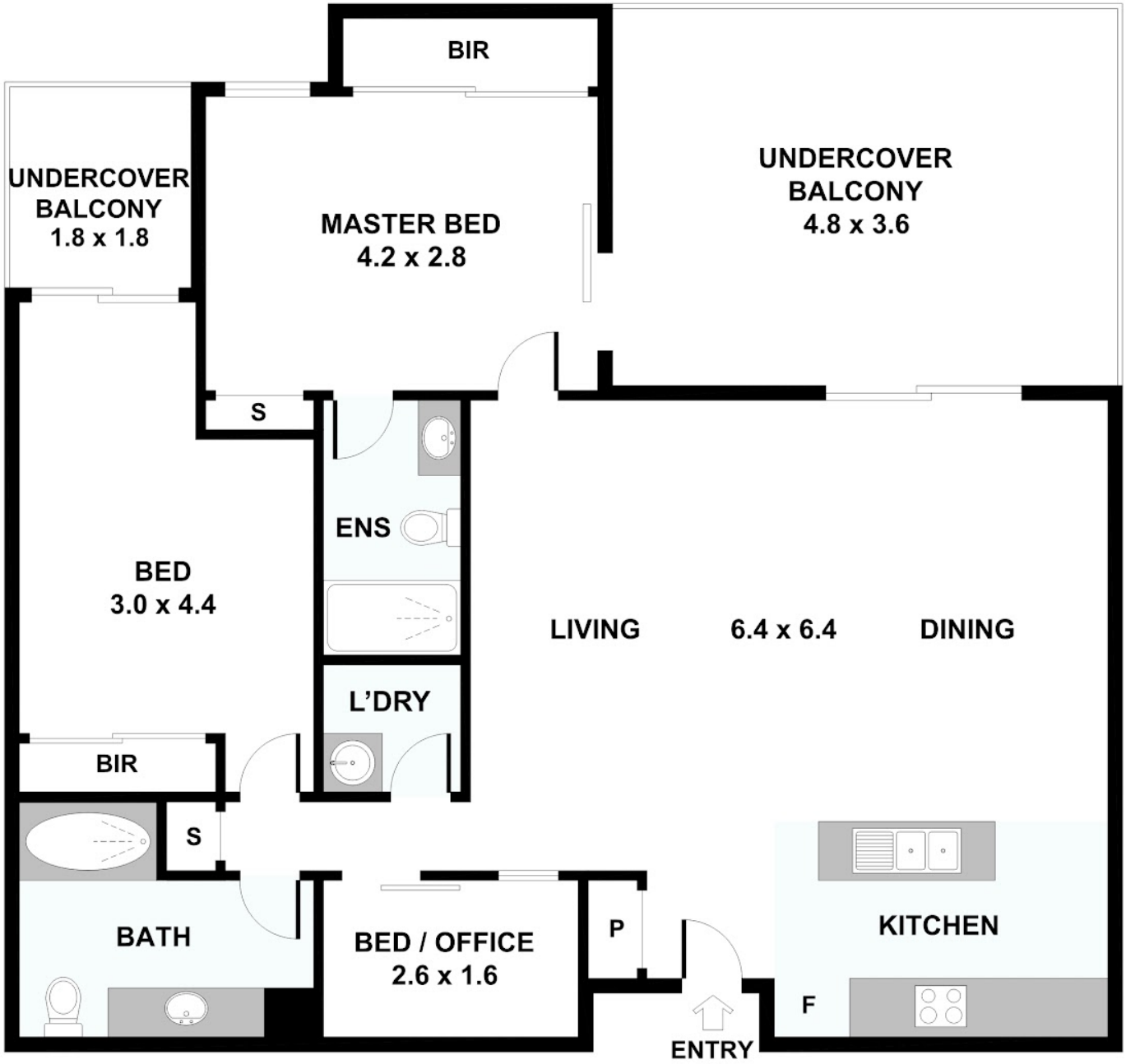
330/803 Stanley Street, Woolloongabba



APPROXIMATE AREAS

INTERNAL :	**85.0 m²**
EXTERNAL :	**20.5 m²**

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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

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