

FOR SALE

MOVE IN FOR CHRISTMAS

Looking for a large 2-bedroom 2-bathroom apartment in the popular Gabba Central complex! This unit has a great practical layout and is located in a quiet section within the building. The apartment has been upgraded with new carpet, 2 new air-conditioners plus stylish plantation shutters.

Features include a modern kitchen with stone benchtops, spacious open plan living area, a generous sized study, separate laundry plus the bonus of 2 balconies.

Also, you have 2 good sized bedrooms, both with built-in-robies, 2 modern bathrooms, secure underground parking plus plenty of visitor parking with the option to hire additional car spaces. There is intercom security providing easy access for visitors and the complex has 7 day a week on-site management.

Resort style facilities include a rooftop pool, indoor heated lap pool, 2 gymnasiums, 2 saunas and a private cinema.

The property is tenanted until next month, body corporate fees are \$5,640 per year, rates and water, \$2,700 per year.

Downstairs you will find a great range of shops and cafes plus a Coles supermarket which has recently been upgraded. The complex is just across the road from the famous Gabba stadium, bus station, upcoming Cross River Rail and is within walking distance to Southbank parklands and the city.

Please note that some of the furniture in the photos have been virtually altered to protect the tenant's privacy. Inspections of this property is via Gibbon Street.

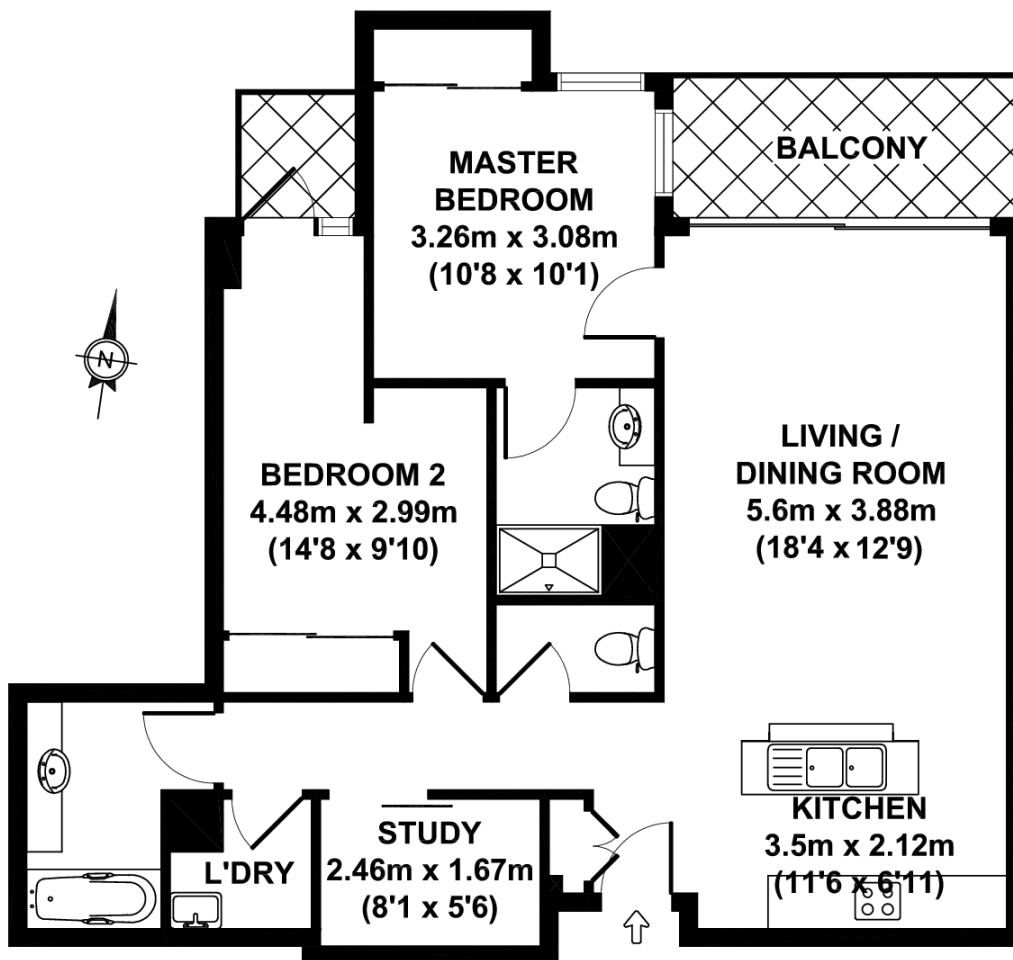
2 BED | 2 BATH | 0 CAR

PRICE:
\$520,000

OPEN FOR INSPECTION:
N/A



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406-803 STANLEY STREET

APPROX. GROSS INTERNAL FLOOR AREA 81 SQ M / 872 SQ FT
APPROX. FLOOR AREA INCLUDING EXTERNAL AREAS 90 SQ M / 969 SQ FT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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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.