



# FOR SALE

## INVEST IN WOOLLOONGABBA'S FUTURE

Situated in the popular Gabba Central complex, this apartment is ideally located on the corner of Stanley Street and Gibbon Street which provides a great city outlook. With Ethos Urban recently declaring that Woolloongabba is the best suburb in Australia and the soon to be completed cross river rail just across the road, the location is second to none.

### Features include:

- 2 generous sized bedrooms, both with built-in robes
- 2 modern bathrooms, with a separate toilet and hand basin
- stylish kitchen with stone benchtops, dishwasher, pantry, plenty of cupboard space plus the bonus of gas cooking
- spacious open plan living area providing ample space for separate dining
- balcony off the living area providing great city views
- secure underground parking plus plenty of visitor parking and there is also the option to hire additional car spaces
- intercom security providing easy access for visitors
- 7 day a week on-site management
- Resort style facilities including a roof top pool, indoor heated lap pool, 2 gymnasiums, 2 saunas and a private cinema
- currently tenanted for 5 months at \$450 per week
- Body corporate fees \$5300 per year, Rates and Water charges \$2700 per year

The complex is just across the road from the famous Gabba stadium, bus station, the soon to be completed cross river rail and is within walking distance to Southbank parklands and the city. Within the complex you will find the new Coles Local revamp, post office, boutique hotel, bottle shop, bakery, Asian supermarket, Jetts gym, coffee shops and restaurants. Should you be looking for a great inner-city lifestyle or a sound investment, you will find this unit is hard to beat.

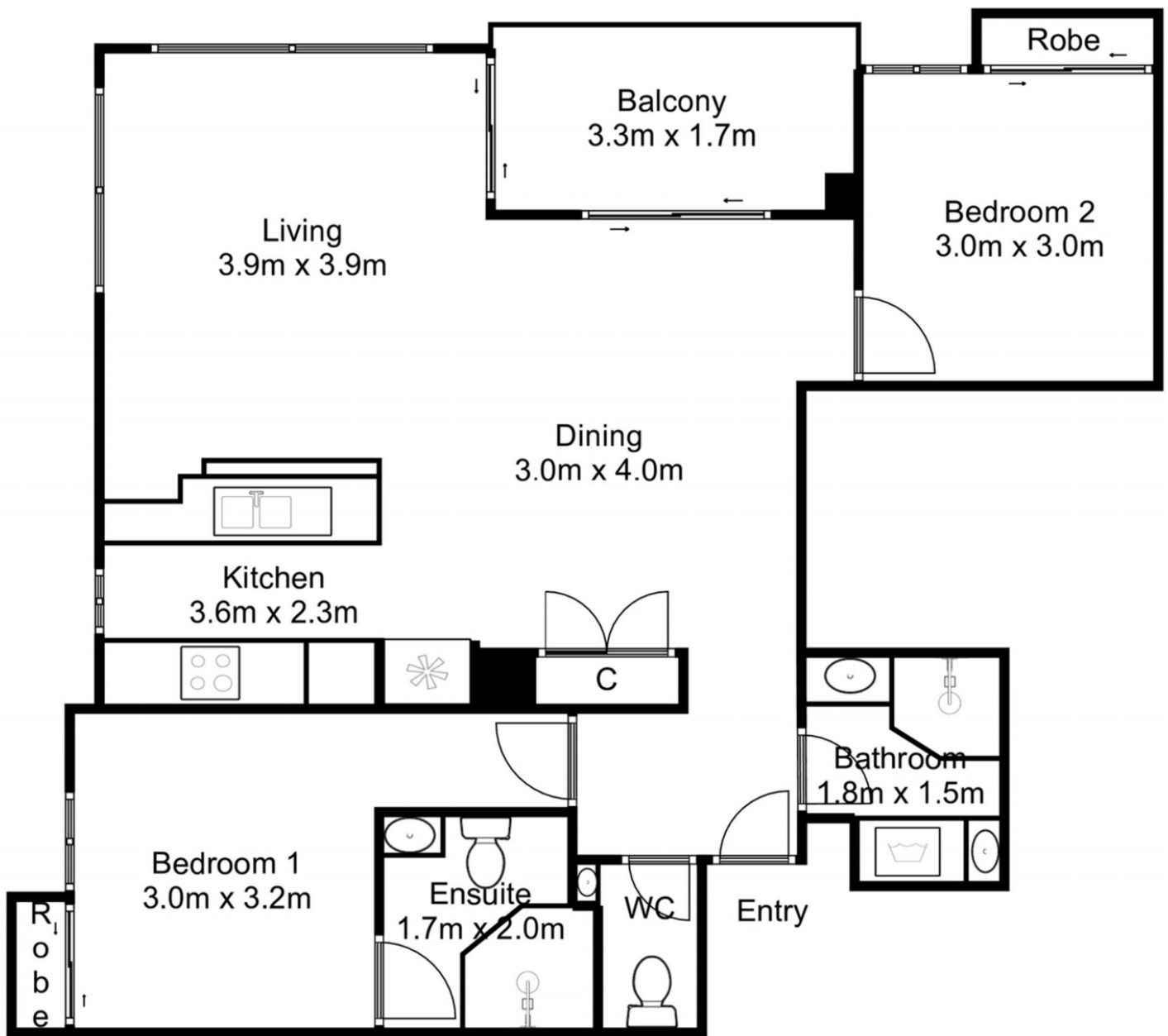
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$500,000**

**OPEN FOR INSPECTION:**  
**N/A**



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**129/803 Stanley Street,  
Woolloongabba**

Approx. Areas in m<sup>2</sup>

Living Area - 78.0m<sup>2</sup>

Decks - 6.2m<sup>2</sup>

Total 84.2m<sup>2</sup>

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.

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements shown or implied are approximate and no responsibility is taken for any error, or omission, nor is any warranty given. Kitchen, bathrooms, appliances, fixtures, fittings or any other items shown are representative only, and do not necessarily match what is in the property. Different levels may not align correctly. These plans are for illustrative purposes only and should be used as such. Copyright 2022. All rights reserved - [www.realestatepics.com.au](http://www.realestatepics.com.au)

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