

# FOR SALE

## LARGE SPACIOUS APARTMENT WITH THE BONUS OF 3 BALCONIES

This spacious apartment ticks all the boxes for location, amenities, comfort and would be a perfect home or an ideal investment.

Situated in the complex is Coles Supermarket, Post Office, a boutique hotel, bottle shop, Jetts Gym, coffee shops, restaurants, a bakery and several other shops.

### Apartment Features

- Two generous sized bedrooms with built-ins, both bedrooms have their own large private balconies
- 2 modern bathrooms with main incorporating the laundry
- Kitchen with stone bench tops, dishwasher, gas cooking and a pantry plus plenty of cupboard space
- Open plan living area connecting to the main balcony
- Extra-large study nook
- Air-conditioning in the living area and main bedroom
- Secure car accommodation plus extensive visitor parking with the option to hire a second car space
- 7-day on-site management plus intercom security
- Tenanted until August 2021, rental income \$485 per week
- Resort style facilities, including a roof top pool with a BBQ area, heated indoor lap pool, two saunas, two gyms plus a private cinema.

Across the road from the bus station, Cross River Rail project, the Gabba sporting complex and within walking distance to South Bank and the city, it would be hard to find a better place to live.

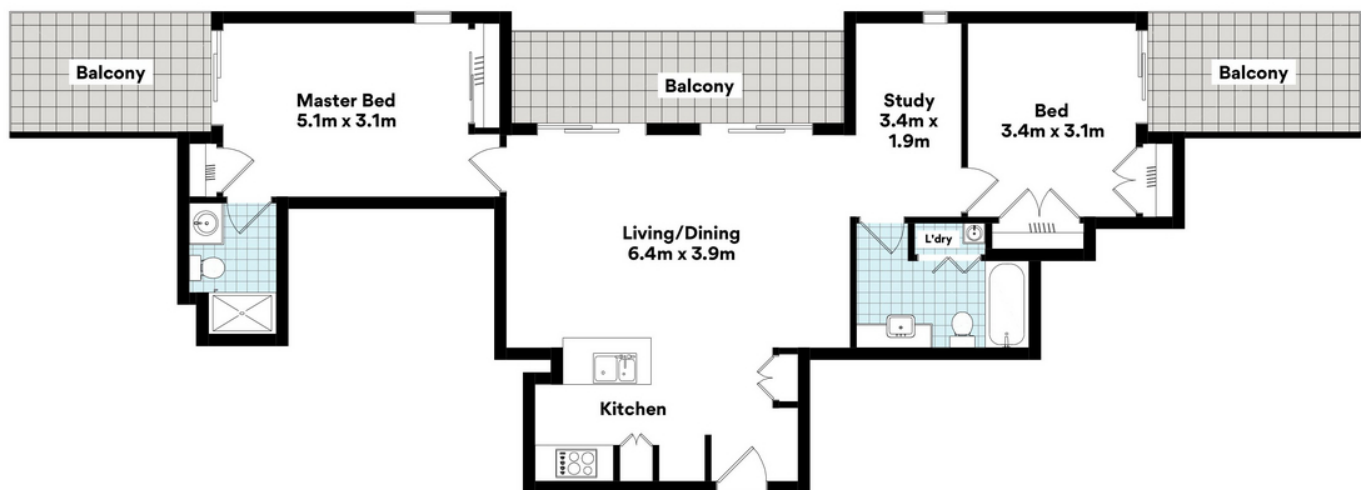
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
**\$430,000**

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



**Bruce Tame**  
**0419699349**  
[bruce@instylerealty.com.au](mailto:bruce@instylerealty.com.au)  
[www.instylerealty.com.au](http://www.instylerealty.com.au)



**206/803 Stanley St, Woolloongabba**

**FLOOR AREA SIZES**

Internal 98m<sup>2</sup> | External 28m<sup>2</sup> | Total 126m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au

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.