



SOLD

INVESTORS & DOWNSIZERS THE PERFECT APARTMENT AWAITS IN CANNON HILL

LOCATION – LOCATION! 2 minute walk to shopping centre and bus station. This remarkable 1-bedroom, 1-bathroom apartment is the ultimate blend of convenience, access, and lifestyle. Ideal for first home buyers, downsizers, or astute investors seeking proximity without compromise.

Nestled in a prime location on a tranquil street, this sophisticated three-story apartment block exudes a timeless charm. Boasting a modern light and airy open-plan design with stylish tiled living spaces and high ceilings, this apartment is in excellent condition with no need for a makeover.

When you step out your door you are only minutes from cafes, restaurants and everyday amenities including Cannon Central Shopping Centre a short 2-minute walk (250m).

Features at a glance:

- Modern apartment block built in 2019
- East-facing corner apartment on level 2
- Well-presented landscaped building entrance
- Balcony ideal for relaxation & entertainment
- Open-plan kitchen, living & meals area with breakfast bar & plenty of cupboards
- Split system air conditioning
- Garaged car space
- Rented until June 2024 for \$450 p.w. increasing to around \$575 p.w.
- Body Corp Fee approx. \$60 p.w - No Lifts
- Council Rates approx. \$1,900 p.a.
- Body Corporate Pet Policy permits up to 1 pet under 20kg

This property is conveniently located just 10.5km from Brisbane CBD. Situated only 200m from the Cannon Hill Bus Interchange (a quick 2-minute walk) and a mere 1.3km from Cannon Hill Train Station, ensuring easy access for daily commuting.

With everything you need at your doorstep, this property provides the perfect blend of convenience and lifestyle. This apartment is a golden opportunity that will not last long. Reach out if you are interested and we will be happy to discuss this with you further.

1 BED | 1 BATH | 1 CAR

PRICE:
\$465,000

OPEN FOR INSPECTION:
N/A

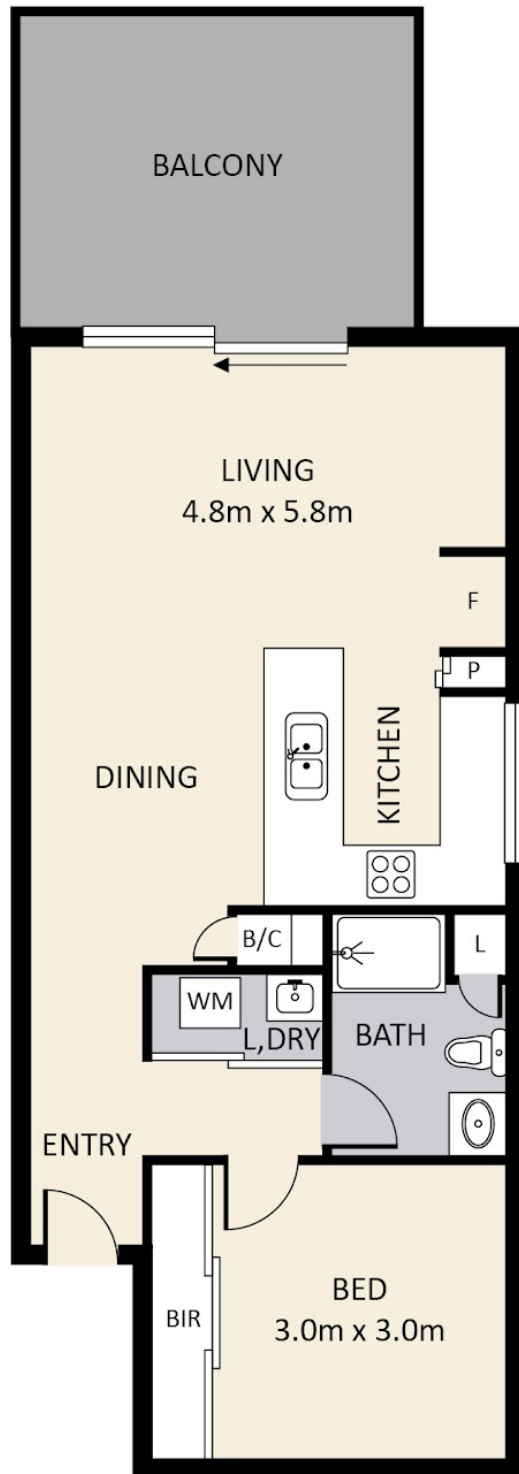


Gregg Hewitt
0413442229
gregg@atrealty.com.au
Gregg Hewitt

8/52 Ludwick Street Cannon Hill



Total approx floor area 74m²



Disclaimer: Floor plan measurements are approximate and for illustrative purposes only.

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.

