



# FOR SALE

## HUGE BALCONY – WALK TO WATERFRONT.

City Style - Peninsula Lifestyle!

This sophisticated secure complex offers a lap pool, media room, gym and on-site management, ensuring an impeccably maintained quality lifestyle for all who reside.

Unit 4 features stone bench tops in the kitchen, ducted air-conditioning throughout, 9ft ceilings and a huge private North-East facing balcony. Both bedrooms are queen-sized or larger and the master has an Ensuite.

Conveniently located at the gateway to the Peninsula within a 300m walk to the waterfront, 'URBAN' has at its' doorstep:

- The award-winning Redcliffe Golf Club
- Shopping centres with Aldi & IGA supermarkets & Chemist Warehouse
- Many restaurants and food outlets
- Medical centre
- City & local transport

For the investor, there is currently a great tenant who has lived in the complex for the last 6 years and would love to stay-on. (Current rent \$350/wk). Body Corporate contributions are approx. \$943/quarter.

With such conveniences at hand and Clontarf's proximity to Brisbane Airport, City and motorway North to the Sunshine Coast and South to the Gold Coast, it is little wonder that 'URBAN' is one of the more tightly held developments on the Peninsula.

Contact Mike today for further information and to schedule an inspection.

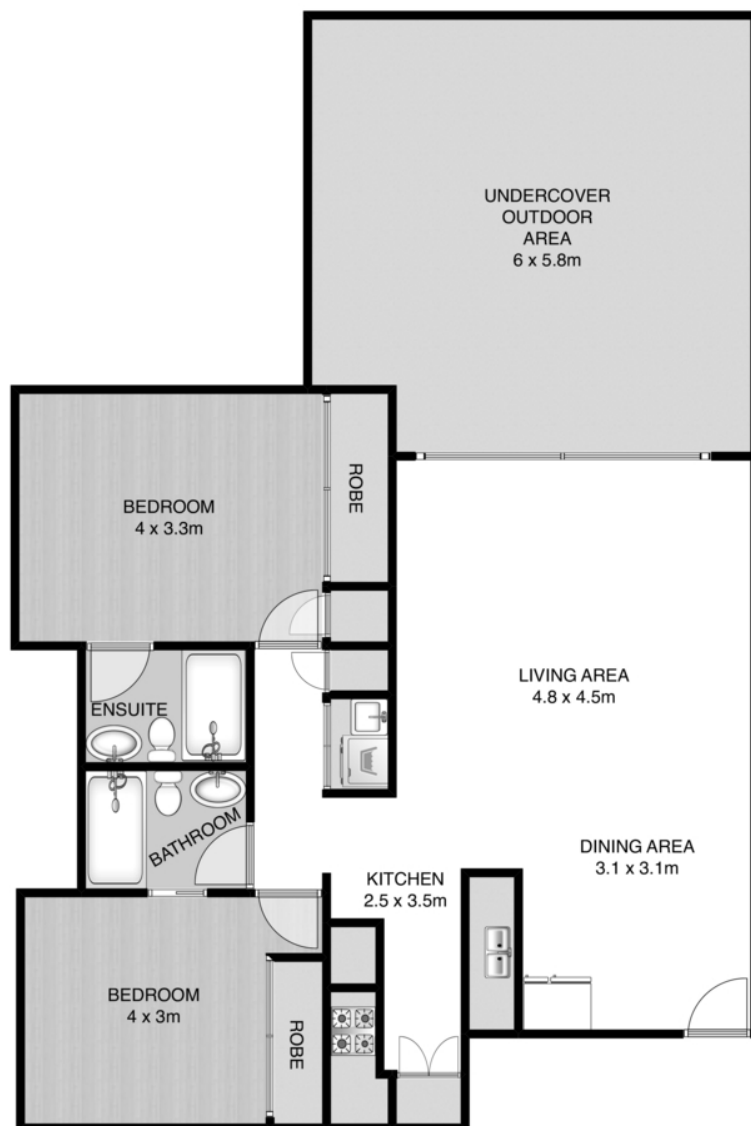
2 BED | 2 BATH | 1 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



**Mike Smithers**  
0402221163  
mikesmithers@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



#### 4/6 EWART STREET, CLONTARF

ALL MEASUREMENTS ARE APPROXIMATIONS WITH MINIMAL TOLERANCE, DISPLAYED IN METRES.

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.