

## FOR SALE

### W4 WOOLSTORE WITH POTENTIAL.

Built for city living and positioned for lifestyle. W4 Woolstore is situated in the heart of Teneriffe capitalising on every available amenity within an easy walk. Surrounded by some of Brisbane's best cafes and restaurants and only meters from the James St precinct and Gasworks development - the perfect combination of lifestyle and convenience.

Located on the 3rd floor with lift access, unit 344 overlooks the developments central atrium, retaining its heritage features of exposed brickwork and timber beams, but now also including a well equipped gym, an 18m lap pool and on-site management.

Unit 344 features;

- 3 spacious bedrooms, all with built-ins and an ensuite within the master suite
- A split-level design separating the open plan living, dining and kitchen
- Gas cooktop with wok burner, a dishwasher and pantry
- Airconditioned throughout
- Secure parking for 2 vehicles
- Huge potential to renovate to your own taste
- Tenant in place until 22/03/2025

Secure your piece of Brisbane's riverside history – contact Mike to schedule an inspection today.

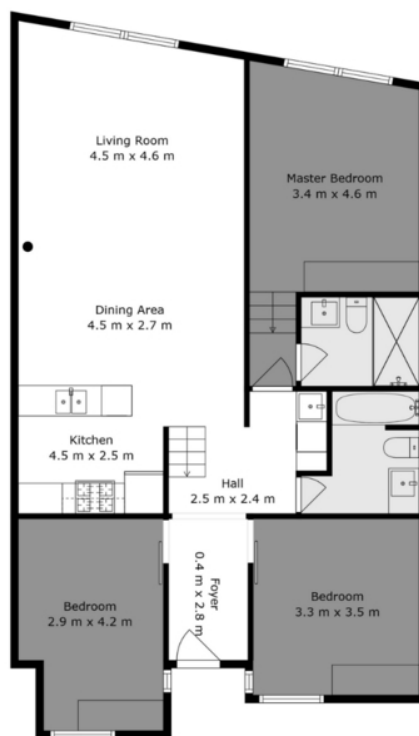
3 BED | 2 BATH | 2 CAR

PRICE:  
\$1,300,000

OPEN FOR INSPECTION:  
N/A



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



**Homes4U**

3 2 2

344/8 Skyring Terrace, Teneriffe

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Total Scanned Area : 101m<sup>2</sup>

**SIMMS  
AGENCY.**  
TRADE PARTNER & STAFF

**Mike Smithers**  
0402 221 163  
mike@homes4u.net.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.

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

**@realty**