

## FOR SALE

### HUGE NORTH-FACING ENTERTAINING BALCONY WITH CITY GLIMPSES.

Calling 1st home buyers, investors and down sizers seeking a low maintenance modern apartment in a prime city-fringe location.

Just 5km from the CBD and moments to the Stones Corner lifestyle precinct and bus-way, this smart modern apartment sits on level one of a boutique brick complex of only five.

Making the most of a perfect northern aspect and views across to the city skyline, glass doors and windows span the width of the home's living spaces. Meanwhile to the rear, both great sized built-in bedrooms bask in private treetop outlooks.

Enhanced by contemporary timber-style flooring, the spacious open-plan design features a spotless kitchen with all new appliances .

Large enough for a BBQ, outdoor setting and array of potted plants, veggies or herbs, the covered balcony offers the ideal spot to enjoy sunshine and cooling breezes.

Complete with reverse-cycle air-conditioning, ceiling fans throughout, insect screening and a quality Ariston washer-dryer combo, the beautifully maintained property also boasts secure intercom entry and a wide secure remote garage with power and storage space.

Located in a much sought after position of Greenslopes, this modern apartment is within walking distance to just about everything - parks, sporting clubs, public transport (train & bus), supermarkets, cafes, restaurants, hotels, public and private schools, hospitals, bikeways and the expanding and eclectic Stones Corner precinct.

Features at a glance:

- Very healthy Body Corp Sinking fund balance of over \$53,000.00
- Large entertainers balcony with city glimpses
- Modern kitchen with NEW appliances
- Large split system air-con in the main bedroom
- Ceiling fans in both bedrooms and in the lounge/dining area
- Short walk to public transport

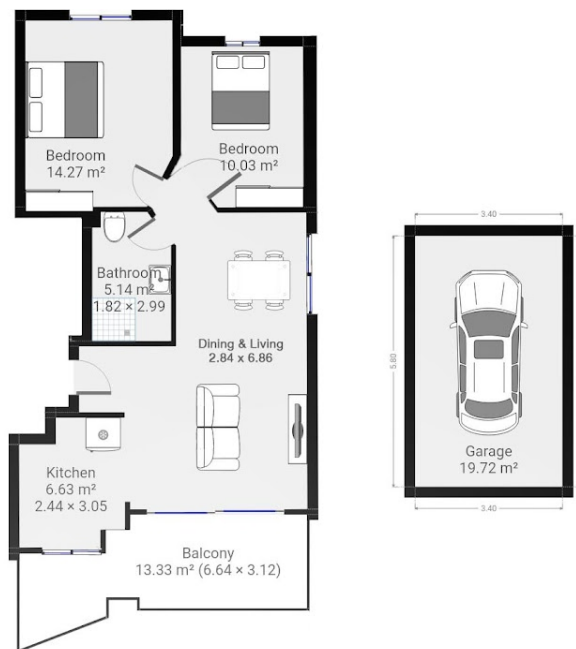
2 BED | 1 BATH | 1 CAR

PRICE:  
By Negotiation

OPEN FOR INSPECTION:  
N/A



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**Internal approx 77m.sq**  
**External approx 33m.sq**  
**Total approx 110m.sq**

\*Artist Impression, Indicative only. Size and dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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.