

SOLD

GREAT LOCATION NEAR UQ - PERFECT INVESTMENT OR FIRST HOME

Nestled in the prestigious riverside suburb of St Lucia, this one-bedroom unit presents an exceptional opportunity for both owner-occupiers and astute investors. The north-facing balcony is a particularly attractive feature, allowing residents to enjoy abundant natural light and provides an outdoor space for relaxation or socializing. Located at 64 Warren Street, this well-appointed residence combines modern comfort with an enviable lifestyle position just moments from the University of Queensland.

Step inside to discover a thoughtfully designed living space where comfort meets convenience. The contemporary interior features built-in wardrobes and air conditioning, ensuring year-round comfort. The kitchen comes complete with modern appliances, including a dishwasher, making entertaining a breeze.

Outdoor living is a true highlight with a private balcony offering the perfect spot for your morning coffee or afternoon relaxation. The secure carport provides peace of mind for vehicle storage, while the generous 86-square-meter block ensures a sense of space rarely found in unit living.

Some of the property features:

- One large bedroom
- One bathroom
- Air conditioned
- Large balcony
- Tiled living/dining area
- garage
- Laundry
- Dishwasher
- Small complex of 6
- Body Corporate Levies \$3872 P/Y
- BCC Rates \$1658 P/Y
- Rental Appraisal \$550 - \$575 P/W

The location presents an impressive array of lifestyle benefits:

- Walking distance to the prestigious University of Queensland

1 BED | 1 BATH | 1 CAR

PRICE:
\$512,000

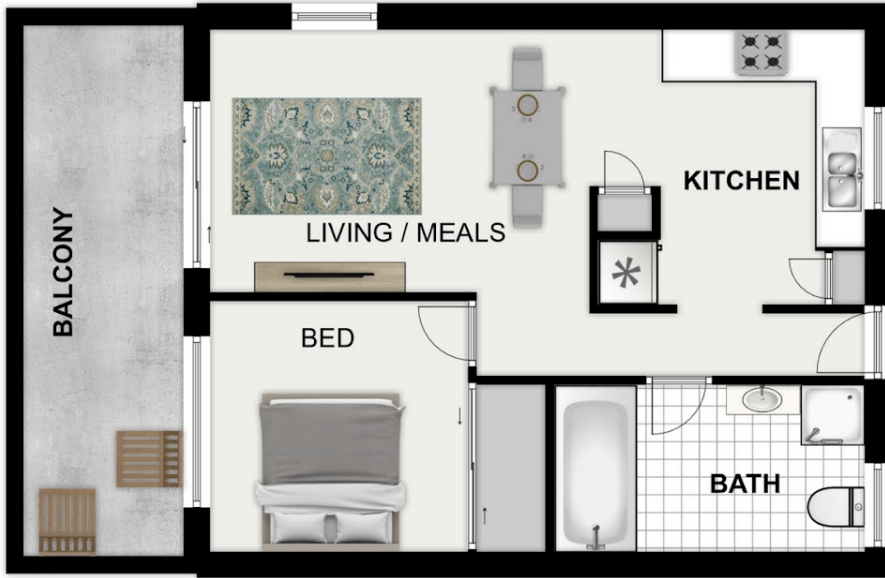
OPEN FOR INSPECTION:
N/A



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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.