



SOLD

PRIVATE & SPACIOUS BRAND NEW GROUND FLOOR APARTMENT!!

Proudly presented by local agents Mark Roemermann and Andrew Emms ...

The only ground floor courtyard apartment in this newly constructed boutique complex is finally available to purchase. Having never been lived-in, even though most of the building has new residents means this unit will qualify for the Queensland First Home Owners' Grant of \$20,000. A unit of its size, style and sophisticated inclusions will sell fast.

- * Multi-spaced open-plan living area
- * Entertainer's covered patio and 82sqm private courtyard
- * Designer inspired quartz stone kitchen with Blanco appliances
- * Luxurious main bathroom with semi-recessed basin and chrome-plated fittings
- * Master bedroom with mirrored built-in robe and air-conditioning
- * The ensuite features aluminium-framed shower and stone-top vanity
- * Good-sized second bedroom also features mirrored built-in robe and shelving
- * Split-system air conditioning provides for your year-round comfort
- * Premium ceramic floor tiles to living areas; carpet in both bedrooms
- * Secure parking with remote access for one vehicle
- * Timber privacy fence and three-coat paint system to quality complex
- * QLD First Home Owners' Grant of \$20,000 available for qualifying buyers
- * Very affordable Body Corp Fees of \$537.50/qtr
- * Size - 97sqm (internal) + 13sqm (patio) + 16sqm (garage) = 126sqm
- plus there's the 82sqm of private, "exclusive use" courtyard

The quality building is ideally located walking distance to shops, schools, parks, five minutes to The Prince Charles Hospital, less than 2 minutes from the M7 Airport Link, 12 minutes to Brisbane Airport, and less than 15 minutes to Brisbane CBD. A new cafe is being brought to life just around the corner and is sure to have some enticing morsels for a lazy morning breakfast or social interludes with friends.

The enviable lifestyle features incorporated in this one of a kind residence includes modern design; premium fixtures and fittings; outstanding space and functionality; tucked away space

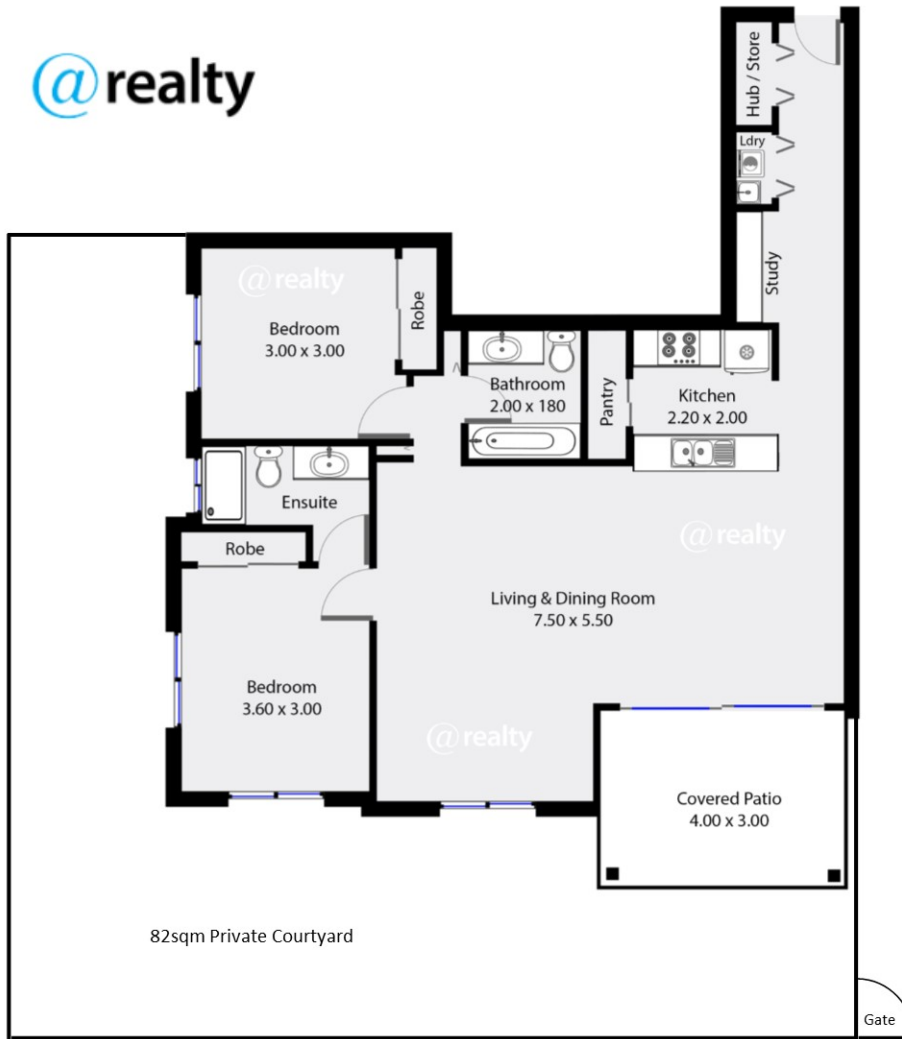
2 BED | 2 BATH | 0 CAR

PRICE:
\$450,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccurate statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser.

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.