

FOR SALE

A RARE OPPORTUNITY AWAITS

Nestled in the heart of Indooroopilly, this 2 bedrooomed, 2nd floor unit presents an excellent opportunity for buyers and investors and would provide an ideal lifestyle in this sought after urban hub.

It would easily lend itself to further renovation without fear of over-capitalisation as it is in a prime location within walking distance to the Indooroopilly Train Station, Indooroopilly Shopping Centre as well as a number of Brisbane's top schools which are in close proximity.

The large, north facing balcony would be a perfect spot to relax and soak up the sun whilst the spacious, lock-up garage provides space for loads of extra storage.

Virtual furniture has been included in the photographs to show what the unit would look like when furnished.

Body Corporate levy is \$4308 Council rates - \$2260. Urban Utilities - \$1456

Features include:-

- Living area with air-conditioning opening onto the balcony
- 2 bedrooms
- Bathroom and separate toilet
- Kitchen with cupboards for storage
- Fitted laundry off the kitchen
- Large single, lock-up garage

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, Nigel Page Properties and @Realty will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

2 BED | 1 BATH | 1 CAR

PRICE:

Under Contract

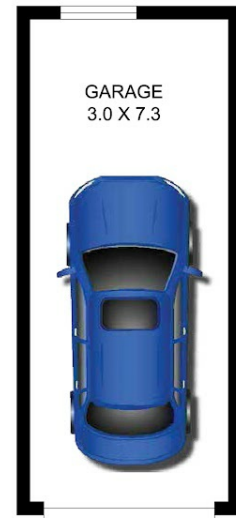
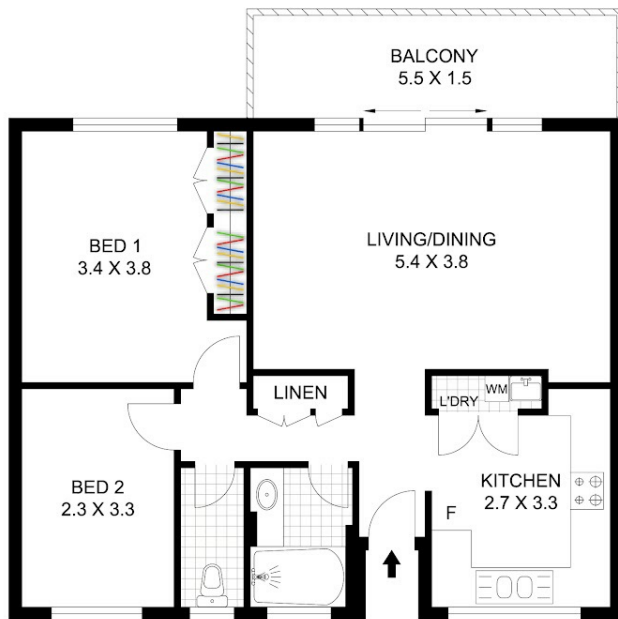
OPEN FOR INSPECTION:

N/A



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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. www.skylinemedia.com.au

Residence	- 62.7 m ²
Ext.	- 8.5 m ²
Garage	- 21.9 m ²
Total	- 93.1 m ²



12/138 Clarence Road, Indooroopilly

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.