



## FOR SALE

### CUTE AS A BUTTON ENTERTAINER'S DELIGHT SET IN ULTRA CONVENIENT LOCATION!!

Exclusively positioned only a stones throw to the University of Queensland, highly sought after schools, only 850m to the direct CBD train and only 100m to the magical Brisbane river, I proudly present to you this fantastic family home that ticks every box!! Nestled in such a peaceful & friendly complex, this property is perfectly suited to anyone looking for their first home or for any savvy investor looking to add to their growing portfolio.

Offering low maintenance living at its finest, this well-maintained jewel boasts a spacious living & dining area off the spick & span kitchen which comes complete with quality appliances.

The bedroom is generous in size and come complete with air conditioning, direct access to the bathroom and is spoilt with its own private outside entertaining area.

This delectable home is a surprising entertainer's delight offering not 1 but 2 covered outside entertaining zones on either side of the property all ready for you to shoot home, loosen the suit and tie and unwind with a beer or a wine overlooking your tranquil surroundings.

Properties in the area offering this much value are moving lightning fast...so be quick and don't delay and ring for booking times & inspection details today!

Property features include:

**POSITION POSITION POSITION!!!!**... Only 850m to Toowong village shopping, 100m to the Brisbane River, only 850m to Toowong train station on the direct CBD train line and only a stones throw to the University of Queensland. This super convenient property is also located only 5kms to the Brisbane CBD!!

- \* Ideal first home or ultimate investment property opportunity!
- \* Situated in a peaceful, secure and family friendly complex
- \* Providing low maintenance living at its finest

\* Only 100m to family vibrant Perrin Park complete with dog park, basketball court and kids playground

1 BED | 1 BATH | 1 CAR

PRICE:

Offers Over \$599,000

OPEN FOR INSPECTION:

N/A

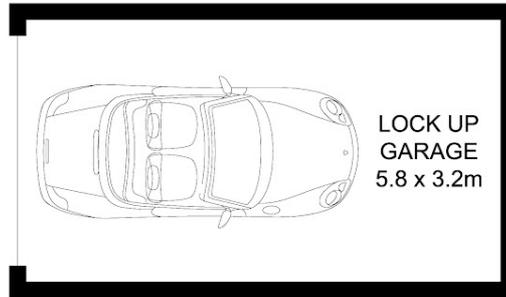
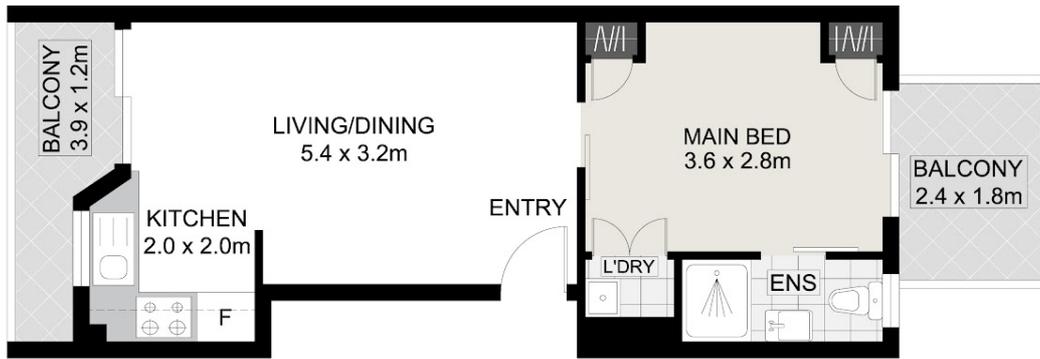


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Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT : 33.60m<sup>2</sup>  
EXT : 8.05m<sup>2</sup>  
GARAGE : 18.56m<sup>2</sup>  
TOTAL : 60.21m<sup>2</sup>

## 16/2 Gailey Road, St Lucia

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.