

FOR SALE

RARE TOP FLOOR KENT STREET TERRACES OPPORTUNITY NOW UNDER CONTRACT \$1,100,000

Welcome to Kent Street Terraces in New Farm. Apartments in this quality built boutique complex of 18 units are rarely offered for sale.

In the heart of New Farm's most desirable residential pocket, this spacious recently renovated two-bedroom, one-bathroom and single car park apartment represents a near impossible find for the astute investor.

Enjoy peace of mind and immediate financial security with a high-quality tenant secured on a new long-term lease. Exceptional low body corporate fees, high rental return and capital growth potential in one of Brisbane's most sought-after and established inner city locations.

Positioned on the top floor, this comfortable and stylish apartment embraces Brisbane's subtropical lifestyle. The open plan living and dining areas flowing onto the generous shuttered balcony with tranquil easterly tree top views.

The contemporary kitchen provides ample bench top space, quality appliances and an abundance of storage. The light and airy two bedrooms are located at the rear of the apartment for maximum privacy. Serviced by a modern bathroom with rainfall shower and convenient powder room with toilet.

Unobtrusive storage integrated throughout the apartment with a large pantry, built-in wardrobes in both bedrooms, linen and entry cupboard. Practical and rarely seen spacious laundry room.

Apartment features :

- . Leased until 23.5.2027 for \$730 per week
- . Low body corporate \$4600 per annum
- . 93 sqm apartment with spacious east facing balcony
- . Recently renovated to an exceptional high standard and quality with recessed LED lighting. Hybrid timber flooring to living areas and bedrooms. Hardwearing epoxy flooring to kitchen and

2 BED | 1 BATH | 1 CAR

PRICE:

For sale by Negotiation

OPEN FOR INSPECTION:

N/A



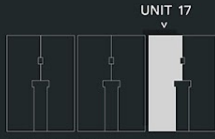
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BUILDING KEY

Kent Street Terraces
17/32 Kent Street
New Farm

- 2 Bed
- 1 Bath
- 1 Car + Store

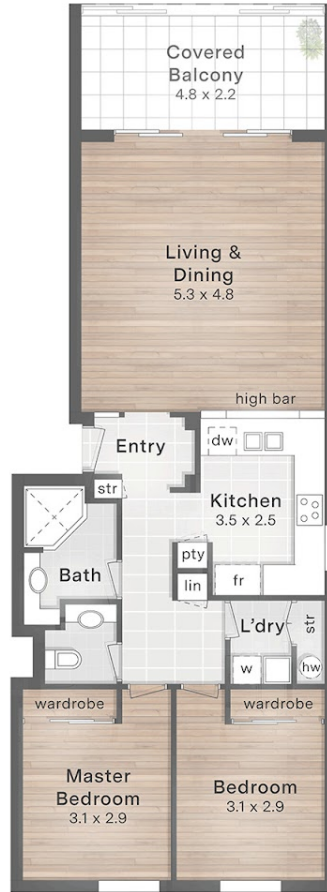
Internal 81m²
Balcony 12m²
Total 93m²
Carspace 14m²



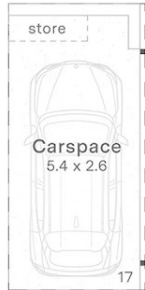
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Elevated Views

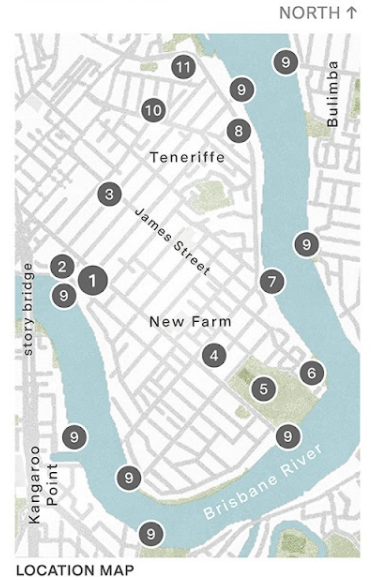


LEVEL 3 - 2.5m Ceiling



GROUND LEVEL

1. Kent Street Terraces
2. Howard Smith Wharves
3. The Calile Hotel & James Street Precinct
4. Merthyr Village Shopping Centre
5. New Farm Park
6. Brisbane Powerhouse
7. Teneriffe Riverwalk
8. Vernon Terrace Cafes & Restaurants
9. City Cat Terminals
10. Commercial Road Cafes & Restaurants
11. Gasworks Plaza



LOCATION MAP

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.