

FOR SALE

NEXT TO WOOLWORTHS, MOVE-IN READY, WITHIN BRISBANE STATE HIGH CATCHMENT

Positioned in a highly sought-after pocket of West End, this immaculate fourth-floor apartment offers the perfect blend of convenience, comfort, and low-maintenance living. Located just moments from Woolworths, the riverfront, and public transport, everything you need is quite literally at your doorstep. Whether it's a morning walk along the river or a quick commute into the city, the lifestyle on offer here is hard to beat.

Inside, the property presents exceptionally well with brand new flooring (Premium SPC Hybrid Plank) and a clean, modern feel throughout. The spacious open-plan living area flows seamlessly onto a generous balcony, which also enjoys dual access from one of the bedrooms—perfect for relaxed indoor-outdoor living.

The apartment features:

Two well-sized bedrooms, both with large built-in wardrobes

Two bathrooms, including a main bathroom with bathtub and quality tiled finishes

A master bedroom filled with natural light, complete with private window positioning and a glimpse of river views

Separate air-conditioning systems in all rooms and the living area for year-round comfort

A well-appointed kitchen with Bosch oven and dishwasher

Secure car accommodation for one vehicle

Additional features include newly installed Crim safe security screens on all windows—providing peace of mind even on the fourth floor—and a well-maintained complex where the majority of residents on this level are owner-occupiers, contributing to a quiet and friendly environment.

From an investment perspective, the property is equally appealing, with a strong rental appraisal of approximately \$850–\$900 per week. The body corporate fees are also very reasonable, ranging between \$950–\$1,100 per quarter, thanks in part to the absence of high-maintenance facilities like a swimming pool.

This is a turnkey opportunity—immaculately presented and requiring no further work—ideal for both owner-occupiers and savvy investors looking to secure a premium West End address.

Disclaimer: While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal responsibility can be accepted for any loss or damage resulting from the content or use of this

2 BED | 2 BATH | 1 CAR

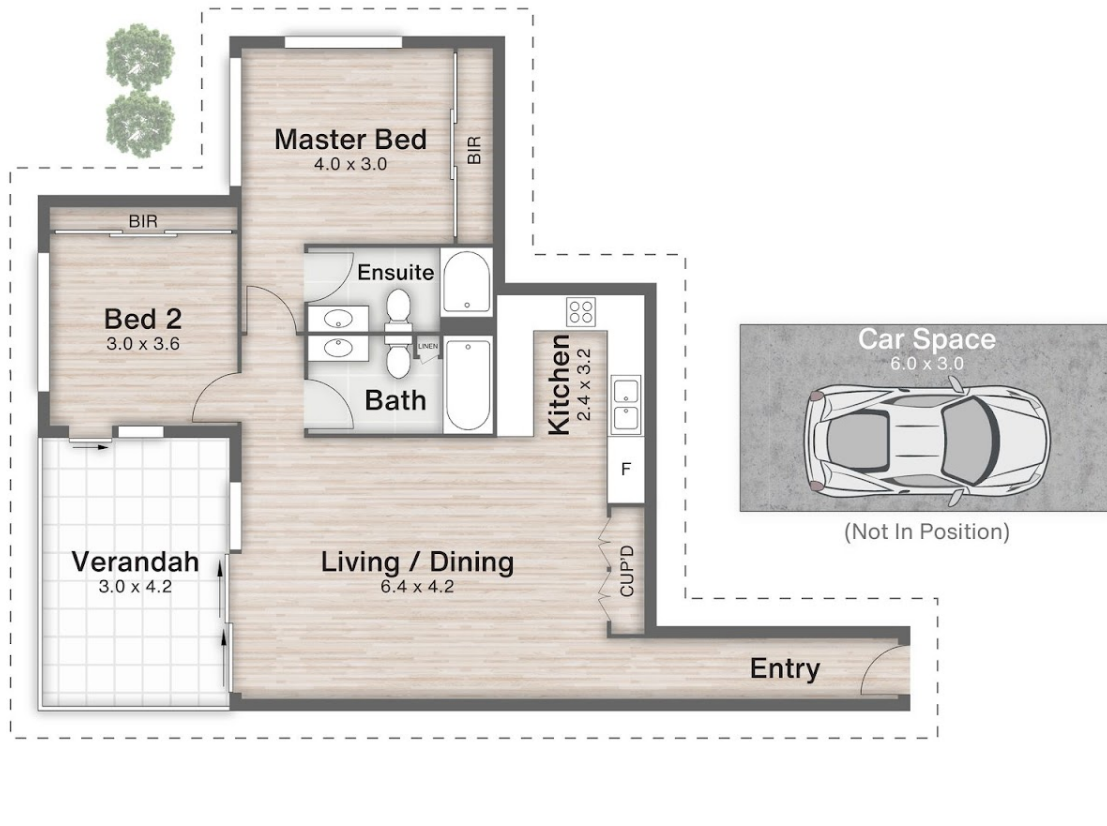
PRICE:
Under Offer!

OPEN FOR INSPECTION:
N/A



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2403/34 Tondara Lane **WEST END**

2 | 2 | 1 | 86m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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.

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