



FOR SALE

STYLISH PARKSIDE APARTMENT MOMENTS FROM KEDRON BROOK!

This well-designed apartment offers a functional and spacious layout with excellent separation between the two bedrooms, making it ideal for owner-occupiers, professionals, small families or investors alike.

Positioned opposite W.A. Jolly Park and within walking distance to the Kedron Brook bikeways and walking tracks, the location offers a perfect balance of lifestyle and convenience.

The open-plan living and dining area flows seamlessly onto a north-facing balcony, providing the perfect space for entertaining or relaxing. The kitchen features a practical island bench with great connection to the main living zone.

Features include:

- 2 bedrooms with built-in wardrobes
- A tranquil in-ground pool and BBQ podium
- Master bedroom with ensuite
- Study nook ideal for working from home
- Internal laundry
- Secure basement car space and lockable storage cage 2m2
- Tranquil in-ground pool and BBQ area
- Secure lift access to Level 4

The thoughtful floorplan maximizes privacy, with the bedrooms positioned away from each other.

Location:

Enjoy a quality lifestyle only 700m from the Kedron Brook, offering a peaceful escape from the hustle and bustle of everyday living. With over 23km of bikeways stretching from Mitchelton to Nudgee Beach and hectares of parkland nearby, this location perfectly suits an active lifestyle.

You'll feel well connected with easy access to public transport and direct links to the CBD. Whether heading into the city or travelling via the Airport Link Tunnel, everything is close at hand, including Lutwyche HomeCo, the Royal Brisbane & Women's Hospital, local cafés, shops and restaurants.

2 BED | 2 BATH | 1 CAR

PRICE:
OPEN TO OFFERS!

OPEN FOR INSPECTION:
N/A



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Apartment 33

2 bedrooms
plus study nook
2 bathrooms
1 car space
1 basement storage

AREAS

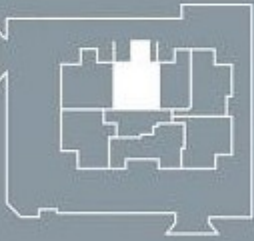
Internal	85 m ²
Outdoor	14 m ²
Total	99 m ²

Car space and storage are additional to total areas above

LEGEND

B	Balcony
LI	Linen cupboard
L	Laundry
EN	Ensuite
M	Master 3.8 x 3.7m
B2	Bedroom 3.1 x 3.0m
ST	Study Nook

LEVEL 4



NOTES

1. Refer to the *Schedule of Finishes* for full list of finishes.
2. Areas are subject to change.
3. Courtyards may have various soft and hard surface finishes.
4. AC and HWU are located on balconies/courtyards, or in robes/cupboards.

* Floorplans are not to scale



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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.