



FOR SALE

GROUND FLOOR COURTYARD APARTMENT IN PRIME INNER-CITY LOCATION

Offering the perfect balance of apartment convenience and low-maintenance living, this spacious ground-floor apartment combines generous indoor-outdoor living with an unbeatable location just 3km from Brisbane CBD.

The thoughtfully designed floorplan provides excellent separation between the bedrooms and living areas, while the open-plan living and dining space flows effortlessly to a large east-facing outdoor entertaining area.

A second gated exclusive-use courtyard and garden area provides valuable additional space for container gardening, bicycles, prams, pets or outdoor storage (subject to body corporate by-laws), a rare feature seldom found in apartment living.

Positioned moments from the Victoria Park Olympic precinct and major infrastructure upgrades planned for Brisbane 2032.

Ideal for owner-occupiers, downsizers, professionals and investors, this is inner-city living with space, privacy and lifestyle appeal.

Property Features

- Two bedrooms, two bathrooms and secure car accommodation
- Master bedroom with walk-in robe and private ensuite
- Excellent bedroom separation for privacy and functionality
- Spacious open-plan living and dining area
- Well-appointed kitchen with island bench and excellent storage
- Two exclusive-use courtyard areas totalling approximately 53m²
- East facing main entertaining courtyard
- Low-maintenance outdoor living with artificial turf
- Self-watering garden beds and easy-care landscaping
- Dual access via secure building entry and private street-level courtyard entrance
- Air-conditioning and ceiling fans throughout
- Internal laundry

2 BED | 2 BATH | 1 CAR

PRICE:
OFFERS OVER \$899,000!!

OPEN FOR INSPECTION:
N/A



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FLOOR AREA SIZES

Internal	77.5m ²
External	53.1m ²
Car Space	15.1m ²
TOTAL	145.7m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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