



FOR SALE

FRESHLY UPDATED TOP-FLOOR APARTMENT IN BOUTIQUE COMPLEX OF JUST 19 RESIDENCES

Positioned in one of Yeronga's most tightly held and convenient pockets, this beautifully presented top-floor apartment offers the perfect combination of lifestyle, comfort and future potential. Nestled within a boutique complex of only **19 owner-occupied residences, **, this is a rare opportunity to secure a quality home in one of Brisbane's most desirable inner-city suburbs.

Freshly painted throughout and ready to move straight in, the apartment has also been thoughtfully updated with a **brand-new sink and dishwasher, range hood, hot water system**, while still offering scope to personalise and add further value over time.

Bathed in natural light, the spacious open-plan living and dining area flows seamlessly onto a private balcony with a peaceful leafy outlook—perfect for entertaining or simply unwinding after a busy day. The functional kitchen features quality appliances, generous bench space and excellent storage, making everyday living effortless.

Both bedrooms are generously proportioned and include built-in wardrobes, while the stylishly renovated bathroom boasts floor-to-ceiling tiles and a separate toilet for added convenience. Air conditioning, security screens and excellent cross ventilation ensure year-round comfort.

A standout feature is the oversized **double tandem lock-up garage with remote**, providing secure parking for two vehicles plus valuable additional storage—an increasingly rare offering in apartment living.

Located less than 5km from the Brisbane CBD, you'll enjoy an enviable lifestyle with Yeronga Village, cafés, restaurants, train station, bus services, beautiful parks and the Brisbane River all within walking distance. The University of Queensland, major hospitals, South Bank, quality schools and shopping centres are just minutes away.

Property Features

* Boutique complex of only **19 apartments**

* Predominantly **owner-occupied**, offering a quiet and well-maintained community

2 BED | 1 BATH | 2 CAR

PRICE:
For Sale

OPEN FOR INSPECTION:
Sep 5 at 9:30am - 10:00am



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13/11 SHOTTERY STREET, **YERONGA**

2 | 1 | 2 | 94m²

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

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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.

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