

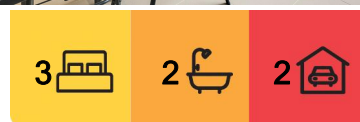
Coorparoo, 3/7 Durham Street

Luxury 3 Bed Apartment

Occupying an enviable position within the contemporary "Ebony on Durham" complex, this luxury 3-bedroom apartment will appeal to buyers seeking the best in architectural style, chic modern finishes and absolute convenience to restaurants, cinemas and shopping.

Designed to impress upon entry, the apartment has beautiful hardwood flooring, high 2.7 metre ceilings, a neutral white paint palette, oversized proportions and a floorplan that allows the inside and outside to merge seamlessly. The spacious floorplan includes 3 sizeable bedrooms, 2 stylish bathrooms, a stunning designer kitchen with quality appliances and a breakfast bar, and an open plan living/dining area that extends out to the covered alfresco area with outdoor kitchen. The internal proportions are huge, and buyers will appreciate the 2 secure car spaces and large storage unit on the ground level. Scan card access and a lift provide security and ease of living.

This inner-city location is just 5 kilometres from the CBD and within 5 minutes of the



For Lease
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ljhooker.com.au/39XUF1R

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Coorparoo Square Precinct (cinemas, shopping and restaurants) and Coorparoo Train Station. Leafy streets, an abundance of parkland close by and an array of charming cafes and restaurants await the lucky buyer of this perfect apartment. Families will appreciate that the apartment is within the highly sought after Coorparoo Primary and Secondary school catchments, and within easy reach of some of Brisbane's best private schools.

Special Features include —

- * A desirable position in a small, contemporary complex of only 20 apartments. The complex has secure scan card access and a lift.
- * The high 2.7m ceilings, hardwood floors, spacious proportions and quality finishes provides a wonderful 1st impression
- * An open plan living/dining area interacts seamlessly with the kitchen and alfresco entertaining area.
- * The stunning designer kitchen is the social hub of this home and has been designed for someone who loves to cook and entertain. It includes stone bench tops, a large breakfast bar, undermount sink and quality appliances.
- * The built in study space positioned off the living/dining area will suit those who work from home
- * The living/dining area opens out to a large covered alfresco entertaining area with built in outdoor kitchen (BBQ, sink and space for a wine fridge). This space can accommodate a large outdoor table and wraps around to a courtyard space perfect for outdoor plants
- * 3 sizeable bedrooms all with built-in wardrobes. The luxurious master suite includes an ensuite.
- * 2 sleek and contemporary bathrooms
- * An internal laundry and excellent storage options throughout
- * Two secure ground level car parks, plus a large storeroom
- * Residents Rooftop Entertaining Terrace with BBQ & Views
- * Other extras include air-conditioning, ceiling fans, Crimsafe security, quality blinds
- * This super central location is within 5km of the CBD and just a short distance to cafes/restaurants and the Coorparoo Square Precinct (restaurants, cinema and shopping). The Coorparoo train station is within a 5-minute drive and reliable bus transport operates within short walking distance. The apartment is within the Coorparoo Primary and Secondary School catchments and provides easy access to highly regarded private schools.

You will appreciate all the extras that this beautiful opportunity offers you at the right price.

Would you like to view this property?

Go directly to <https://aspley.ljhooker.com.au> to register to inspect.

PLEASE NOTE, if you do not register online, we cannot notify you of any time changes or cancellations to inspections.

To apply please submit an online application via 2Apply at the following website - <https://www.2apply.com.au/login>

Alternatively, you can download and print our application by visiting our website - <https://aspley.ljhooker.com.au/renting/tenancy-application-form>



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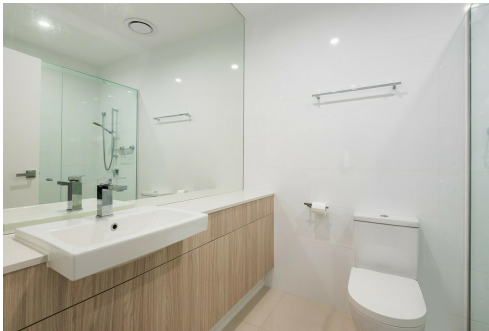
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More About this Property

Property ID	39XUF1R
Property Type	Unit
Land Area	143 sqm
Including	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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Approx. Floor Area | Internal 116 m² | External 25 m² | Total 141 m²

UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN METRES. THIS PLAN AND INFORMATION CONTAINED WITHIN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT GUARANTEED TO BE EXACT. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.