

## Acacia Ridge, 3/1090 Beaudesert Road

SOLD BY THE JANE ELVIN TEAM

Body Corporate Fees: \$1,265.05/ quarter

Sinking Fund Balance: \$60,371.33 / quarter

Located in a small complex of 6, this 1-bedroom unit offers a convenient lifestyle for owner occupiers and tenants alike.

As you enter the home you are greeted by an open plan living and dining space with a ceiling fan and direct access to the functional "L shaped" kitchen. The kitchen offers an upright cooktop and oven, overhead exhaust and ample bench and cupboard space.

The oversized bedroom is complete with air-conditioning and a mirrored, built-in wardrobe. The bathroom is located directly off the bedroom, offering a shower and toilet.

Back on the ground floor, there is undercover parking for 1 car and a communal laundry



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
INVITING OFFERS

**View**  
[ljhooker.com.au/1EKEH31](http://ljhooker.com.au/1EKEH31)

**Contact**  
**Josephine Elvin**  
0457 000 897  
[joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

**Nick Morrison**  
0492 902 115  
[n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**

with a washing machine and laundry tub. The unit also offers dual entry - directly through the bedroom via a set of stairs (shared with 1 other unit) or up the front set of stairs.

The property is conveniently located within walking distance (250m) of Acacia Market Place; with Aldi & Woolworths and other local shops & facilities (e.g. gyms, Iceworld & Souths Sports Club). Enjoy being within easy reach to TAFE SkillsTech campus, Archerfield Airport, public transport (bus & train), schools (Acacia Ridge State School and St Fatima's Primary School) and just a 20-minute drive to the CBD (17 km away).

Features of 3/1090 Beaudesert Road at a glance:

- Small complex of 6
- Open plan living and dining space with a ceiling fan & direct access to the kitchen
- Functional "L shaped" kitchen with upright cooktop and oven, overhead exhaust and ample bench & cupboard space
- Oversized bedroom with air-conditioning & a mirrored, built-in wardrobe
- Bathroom directly off the bedroom, offering a shower & toilet
- Undercover parking for 1 car
- Communal laundry
- Dual entry: directly through the bedroom via a set of stairs (shared with 1 other unit) or up the front set of stairs
- Within walking distance (250m) of Acacia Market Place; with Aldi & Woolworths and other local shops & facilities (e.g. gyms, Iceworld & Souths Sports Club)
- Within easy reach to TAFE SkillsTech campus, Archerfield Airport, public transport (bus & train)
- Easy access to Acacia Ridge State School and St Fatima's Primary School
- 20-minute drive to the CBD (17 km away)

Get in touch with Joey Elvin or Kylie Hall to discuss this opportunity further.

## More About this Property

|                      |                                    |
|----------------------|------------------------------------|
| <b>Property ID</b>   | 1EKEH31                            |
| <b>Property Type</b> | Unit                               |
| <b>Including</b>     | Air Conditioning<br>Built-in-Robes |

**Josephine Elvin 0457 000 897**

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

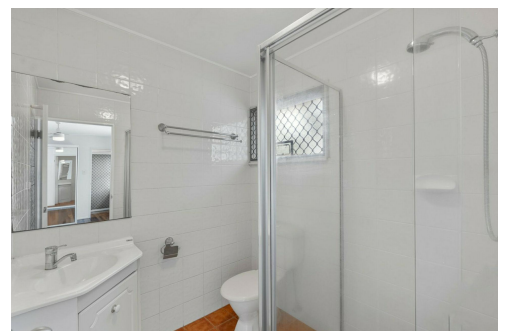
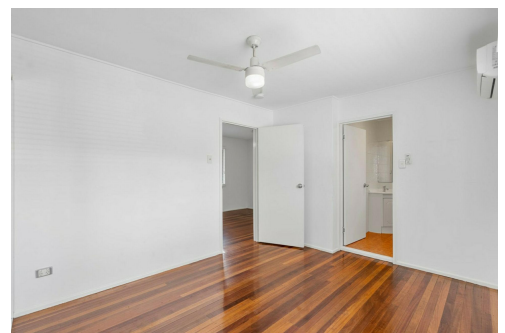
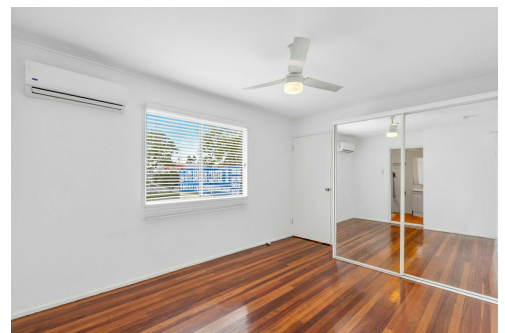
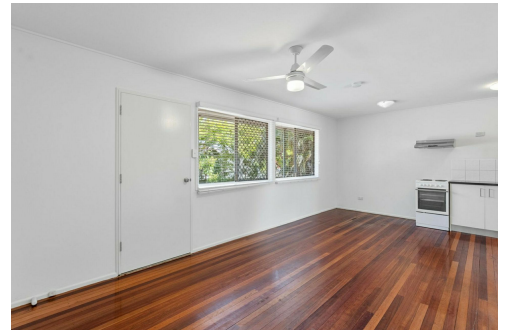
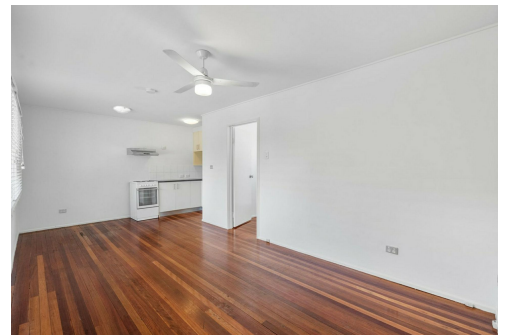
**Nick Morrison 0492 902 115**

Sales Associate to Jane Elvin | [n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)

**LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369**

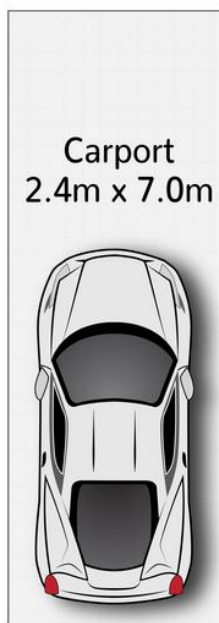
443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](mailto:annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**



(Not In Position)



Unit 3/1090 Beaudesert Road **ACACIA RIDGE**

Internal: 40m<sup>2</sup>  
Carport: 16.8m<sup>2</sup> | 1 | 1 | 1



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



**LJ Hooker Annerley | Yeronga |  
Salisbury  
(07) 3848 7369**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.