



8/67 Samford Road, Alderley

PACKED WITH POTENTIAL!

Auction Location: On Site

If you have been looking for the perfect way to get into the Alderley property market without blowing the budget, then look no further. Situated on the top floor of the complex this 2 bedroom, 1 bathroom unit is only minutes to Coles Alderley and public transport.

A complete blank canvas with the opportunity to make this unit your own, it benefits from -

- Open plan living, kitchen and dining area
- 2 Bedrooms
- Breezy balcony facing east
- Bathroom and separate toilet
- Separate Laundry
- Over size lock up garage
- 8 Units in the complex

Body Corporate Fees




Admin Fund - \$2600 per annum

Sinking Fund - \$1600 per annum

Sinking Fund Balance \$40,526.40 at 09/04/26

At only 6.9km to the City and with a number of fantastic Cafes and lifestyle amenities close by as well being only 400m from Alderley

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.

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FOR SALE
AUCTION

AGENTS

Richard Mirosch

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Lucy West

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AGENCY

LJ Hooker Stafford

(07) 3357 1888

 **LJ Hooker**

Station this unit is one not to be missed.

Call Richard Mirosh or Lucy West for further details.

MORE DETAILS

Property ID	1EWXF4N
Property Type	Apartment
House Size	117 m2
Including	Toilets (1)
	Balcony
	Deck
	Built-in-Robes

Richard Mirosh 0414 512 776

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Alderley**



FLOOR AREA SIZES

Internal	71.4m ²
External	7.6m ²
Garage	38.2m ²
TOTAL	117.2m²

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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