



Alderley, 3/9 Denman Street

TWO STOREY APARTMENT - 800M TO ALDERLEY STATION

This well appointed two-storey unit boasts unrivaled convenience, positioned only 800m from away from Alderley Station and with an abundance of shopping venues and nightlife this is the perfect opportunity for those who want everything in arms reach.

As you enter the home you are met with a spacious living, dining, and kitchen area that provides ample natural light from the property's south facing orientation. Upstairs you will find two-well appointed bedrooms that both feature built-ins and ceiling fans, with the primary featuring an airy balcony overlooking the property's surrounds. The home also features a spacious courtyard, an addition rarely seen in 2-bedroom units within the area.

FEATURES:

- + Situated within a boutique complex of only eight units.
- + Neat and tidy kitchen featuring ample storage space.



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.

SOLD

2

1

1

For Sale
OPEN TO OFFERS

View
ljhooker.com.au/1CXBF4N

Contact
Dean Hamilton
0400 799 447
dean.hamilton@ljhooker.com.au
Harry Harris
harry.harris@ljhooker.com.au

LJ Hooker Stafford
(07) 3357 1888

- + Spacious living and dining area that receives an abundance of natural light.
- + Well appointed primary with built-ins, and an airy private balcony.
- + Updated main bathroom with modern fixtures and fittings.
- + Fully fenced generous courtyard that been well maintained over the years.
- + Recently repainted internally.
- + Brand new carpeting throughout.
- + Split-system A/C in the main living and primary bedroom.
- + Ceiling fans throughout.
- + Only situated 900m from Alderley Station.
- + Easy access to nearby shopping venues via Hall St.

A property that presents this much value will not last long, Call Dean and Harry today for the sales report and rental appraisal.

More About this Property

Property ID	1CXBF4N
Property Type	Unit
Including	Ensuite Air Conditioning Courtyard Built-in-Robes

Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

Harry Harris

Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

LJ Hooker Stafford (07) 3357 1888

205 Stafford Road, STAFFORD QLD 4053

stafford.ljhooker.com.au | stafford@ljhooker.com.au

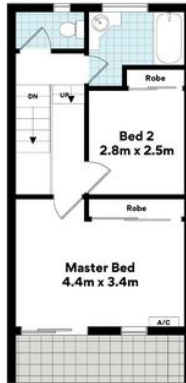


LJ Hooker Stafford
(07) 3357 1888

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.



GROUND FLOOR



FIRST FLOOR

3/9 Denman St, Alderley



FLOOR AREA SIZES

Internal	82.3m ²
External	11.6m ²
Garage/Storage	19.9m ²
TOTAL	113.8m²

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.

These plans are for representation purposes only. Provided by primapixel.com.au