

Annerley, 3/136 Waterton Street

Low Body Corp Fees, Ground Floor Unit.

In the heart of Annerley, close to shops, public transport, the PA Hospital, the M3 motorway north and south, the Brisbane CBD, and situated in a boutique complex of only six units, let this fantastic, townhouse-like ground floor apartment be your new forever home or great yielding investment vehicle. Built to rock solid standards typical of the era, and recently almost entirely renovated, this unit boasts the ideal opportunity for the first home buyer or savvy investor to enter the ever-competitive inner-city Brisbane property market.

Located on a private battle-axe style block, the unit itself is positioned within the front corner of the complex, and with the ground floor arrangement, takes full advantage of the direct access to the shaded and secluded courtyard.

The apartment has just been entirely renovated, including new vinyl plank flooring throughout, new paint, all new roller blinds, and new light fittings. One must take note of



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For Sale
Please Call

View
ljhooker.com.au/BS51F2S

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LJ Hooker Property Centre
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the spanking new galley style kitchen. It includes all new soft close cabinetry, bench tops, sink & tapware, subway tile splash backs, and new rangehood & gas cooker. The bathroom boasts brand new floor tiling, new shower screen, new loo, new windows, new vanity & tapware. The master bedroom is north/east facing, with new flooring, new paint, and dual 'his & hers' built-in-robos.

Other things certainly worth noting:

- Presented with vacant possession.
- Ground floor location that opens directly onto the downstairs courtyard.
- Small complex, majority owner occupied, with diligent and fast-acting body corp.
- Low body corp fees —approx. \$650 per quarter.
- Quiet suburban location, though more than close enough to popular amenities including shops, cafes, and PA Hospital.
- Various buses very close including routes 112, 113, 114, 121.
- New flooring, paint, lights, and window dressings throughout.
- Entirely new kitchen.
- New bathroom.
- Security screens throughout.
- Gas cooking and hot water.
- Junction Park State School and Yeronga State High catchments.
- HFC NBN technology.
- Pet friendly complex (subject to application).
- Access to Brisbane CBD a breeze via Ipswich Road or the M3.
- Southeast Brisbane bikeway around the corner.
- Built 1955 to very solid standards - entirely concrete slab and block construction.
- Dedicated individual car port in the rear of the complex.
- Complex exterior painted in the last 2 years.
- No flooding (per the Brisbane flood map portal).
- Rental appraisal and comparable sales will be presented at open home.

Annerley has proven a solid investment over time with the median value of apartments and townhouses shooting up by over 62% in the last 5 years, according to Corelogic. Don't miss out on the excellent opportunity to secure your property in this ever popular locale. Contact Sean today to learn more.

Note: This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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More About this Property

Property ID	BS51F2S
Property Type	Unit
Including	Courtyard

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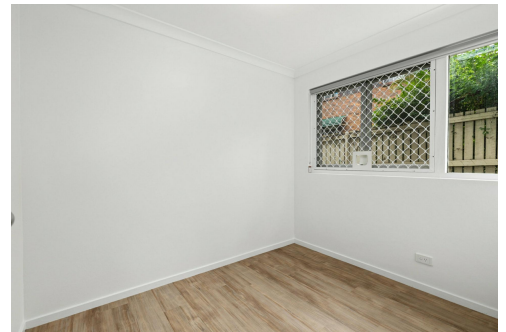
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This plan is a schematic representation of this property and has been drawn only to be a reasonable approximation of this layout. The accuracy of this drawing should not be relied on for any purpose.

