

## Annerley, 50/33 Lagonda Street

SOLD BY JANE ELVIN

### Property Information

Body Corp Fees: \$969.20/quarter

Sinking Fund Balance: \$163,674.50

BBC Rates: \$506.70 quarter

This much loved ground-floor apartment has been in one family for 20 years and is ready to be handed to its next owner. It is conveniently located only minutes away from shops and cafés, public transport, local schools, sporting fields and offers the perfect lifestyle location. This move in ready 1-bedroom apartment has a front and back private courtyard, giving you a natural flow of air and light throughout. There is also the option to buy fully furnished which is the seller's preference, but we can also have the unit totally vacant, you choose.

Enter the apartment via the north facing private courtyard, a perfect space to enjoy the



**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/1ET9H31](http://ljhooker.com.au/1ET9H31)

**Contact**

**Nick Morrison**

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Salisbury  
(07) 3848 7369**

outdoor space for your morning coffees. As you walk inside, it has an open plan dining room and living room with air conditioning. The neat and tidy kitchen flows through the dining and living rooms, giving you plenty of bench space, ample storage both under and overhead and an electric stove.

The main bedroom is a generous size with built in wardrobes and has another back private undercover courtyard to enjoy more space for either storage for a bike or another sitting area. The ensuite has a shower, vanity, and toilet. The real benefit of this apartment is its location, with everything only a short 5-minute walk away from public transport, local schools, cafés, and shopping centres in either Fairfield, Annerley, or Yeronga.

Within this complex, you have your own dedicated covered carport and the opportunity to enjoy its shared amenities, with a pool, shared laundry space, gym and pool table/games area and visitor parks for when friends and family come over.

Notable features of 50/33 Lagonda Street, Annerley:

- Open plan living and dining which comes with air conditioning
- Front and back private undercover courtyards create a natural flow of air through the unit.
- The main bedroom comes with a ceiling fan and walk in robes
- Ensuite has a shower, vanity & room for storage.
- Single car covered carport
- Complex facilities include a pool, gym, shared laundry and games room.
- Apartments can be purchased fully furnished (or vacant).
- Easy access to transport, local schools, hospitals, universities, the Green Bridge connecting to the University of QLD, shops & cafés. Only 6km to the CBD
- Only 6km to the CBD ensuring work and play are never too far away.

Call Jane Elvin or Nick Morrison to discuss this opportunity further, or we look forward to meeting you at an open home.

## More About this Property

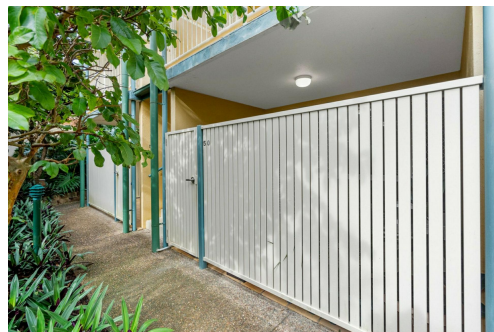
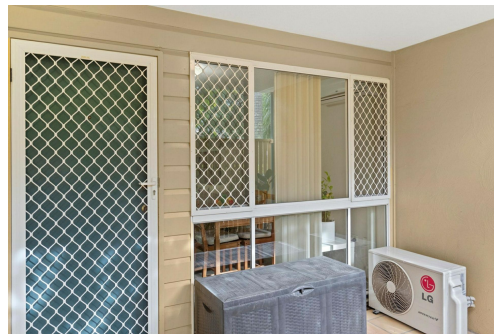
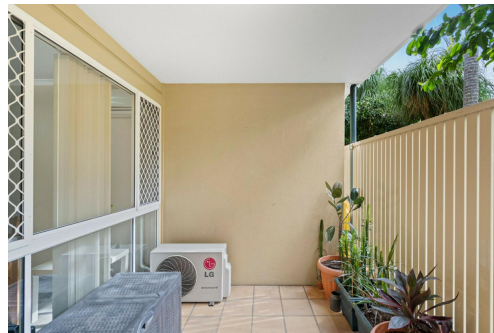
|               |   |
|---------------|---|
| Property ID   | 1ET9H31   |
| Property Type | Unit  |
| Including     | Ensuite<br>Air Conditioning<br>Pool<br>Courtyard<br>Gym |

**Nick Morrison 0492 902 115**  
 Sales Associate to Jane Elvin | n.morrison@ljhookerproperty.com.au  
**Josephine Elvin 0457 000 897**  
 Property Manager & New Business Manager | Sales Associate to Jane Elvin | joey.elvin@ljhookerproperty.com.au

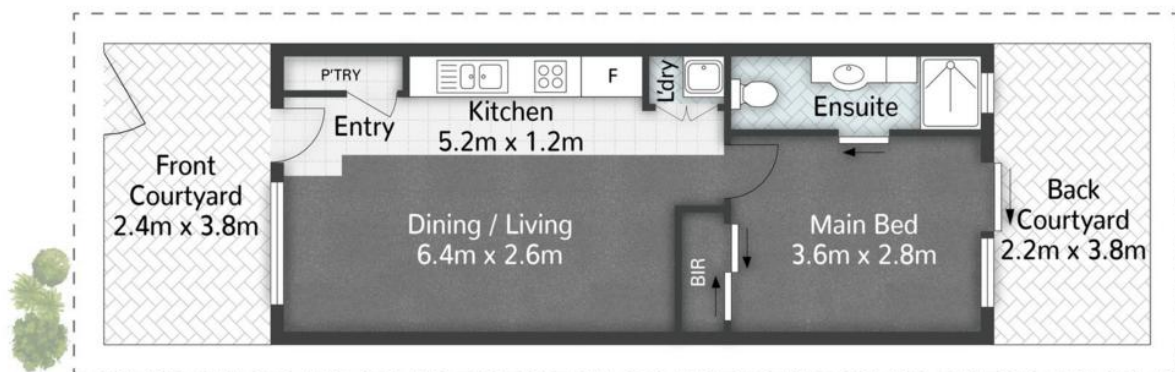
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50/33 Lagonda Street **ANNERLEY**

1 | 1 | 60m<sup>2</sup>

*Jane Elvin Property*

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



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