



Annerley, 9/71 Waldheim Street

INNER CITY, CONVENIENT LIVING

Outgoings

Body Corp Fees: \$838.95/qtr

Sinking Fund Balance: \$20,999.47

9/71 Waldheim Street is located on the top floor, at the front of a small boutique complex of only 10 units.

A great first home, exit the rental cycle and invest in your future; perfect investment conveniently located & with easy access to the upcoming Games; or buy for the kids going to University with UQ & QUT an easy commute away.

The air-conditioned open plan living and dining is spacious with room for the oversized lounge. The living flows through to the front balcony, a great place to entertain and relax with room for the outdoor table & BBQ. The tidy eat in kitchen offers ample space for



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For Sale
INVITING OFFERS

View
ljhooker.com.au/1DWNH31

Contact
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Nick Morrison
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storage and preparation. You could easily add in an island bench for extra storage if needed.

There are two, good sized bedrooms on offer. Both bedrooms have built-in wardrobes and ceiling fans, the main bedroom has a private balcony for extra light and airflow. The bathroom is oversized and conveniently combined with the laundry.

Perfectly located within 5km to the CBD; within walking distance to the Junction Park Primary School, Annerley Woolworths, shops, gym, doctors, bus, train, and Junction Hotel; moments to the PA Hospital, Buranda Shopping Centre, Green Bridge connecting to the University of QLD and other Universities; and with easy access to the Clem 7 Tunnel, M1 Motorway north and south bound ensuring work and play are never too far away. Annerley is a very central, convenient suburb that both investors and owner occupiers are finding great value and have on the radar with the upcoming Games.

Stand Out features of 9/71 Waldheim Street, Annerley:

- Boutique complex with only 10 units
- Located at the front of the complex, on the top floor
- Air-conditioned open plan living & dining
- Tidy, eat in kitchen with ample storage & preparation space
- Two good sized bedrooms with built in wardrobes & ceiling fans
- Main bedroom has a private balcony.
- Bathroom with shower, toilet & internal laundry
- Front balcony perfect for entertainment
- Oversized garage with room for storage
- Walking distance to the Junction Park Primary School, Woolworths, and the Junction Hotel
- Moments to PA Hospital, Buranda Shopping Centre, train & bus
- Easy access to Clem 7 tunnel, M1 Motorway North & South bound
- Within 5km to the CBD

Contact Jane Elvin or Nick Morrison to discuss this property further.

More About this Property

Property ID	1DWNH31
Property Type	Unit
Including	Air Conditioning Balcony Built-in-Robes

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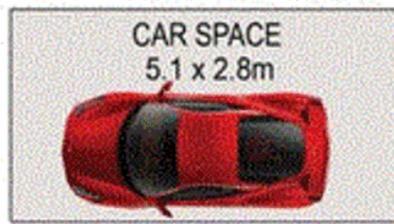
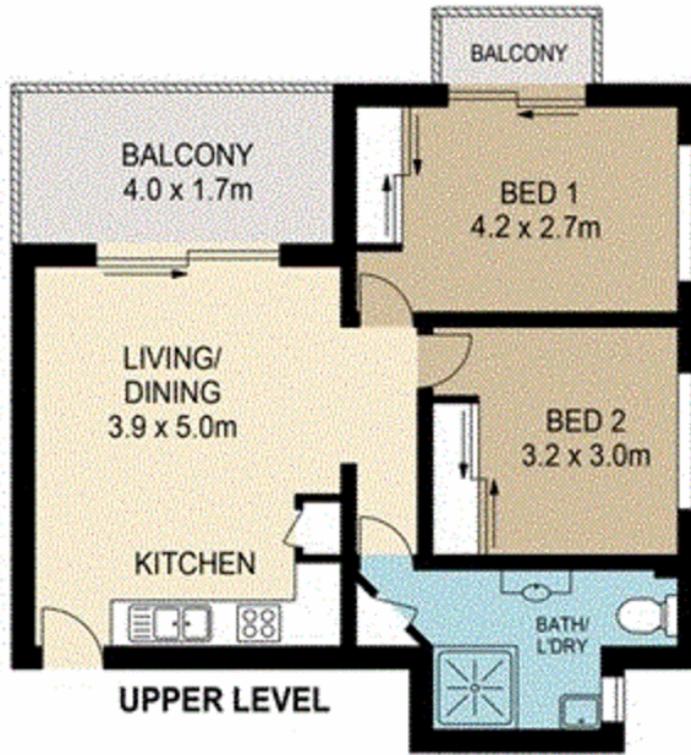
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PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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