



Ascot, 1/35 Silva Street

The Ultimate Ascot Lifestyle —Rare Ground Floor Unit with Large, Private Courtyard

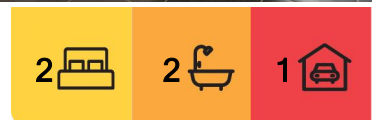
The ultimate inner city opportunity, this is your chance to secure the lifestyle you have always dreamt about. Positioned within a boutique complex of just 8 quality apartments, this ground-floor and single level apartment will fulfil your every desire for your new home or astute investment. Offering easy living with no steps and a wonderfully large rear courtyard to enjoy, this apartment also features an amazing Ascot position. Within an easy, flat walk to ALL of the amenities that you desire, act without delay to secure this prime piece of Ascot real estate!

What we LOVE:

* Perfectly positioned just moments from the brilliant Racecourse Village shopping (Woolworths), the chic Racecourse Road café & restaurant precinct, Doomben and Eagle Farm Race Tracks and Doomben Train and City Express Buses —this really is the ultimate inner city lifestyle choice



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
For Sale Now

View
ljhooker.com.au/38K0F1R

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- * Easy 10 minute drive to Brisbane City
- * This beautiful boutique complex of only 8 apartments ensures a wonderfully quiet lifestyle for both owners or tenants and affordable, easy body corporate structures
- * The apartment presents to a high standard currently allowing you to move straight in or rent straight out with no work required
- * A very rare and highly sought-after ground floor apartment with a huge, rear private courtyard and side access
- * Plenty of potential to value add or enhance the apartment at your leisure if desired too!
- * The open plan dining and living area flows effortlessly out to a delightful rear alfresco area and a beautiful BIG rear courtyard —this is the perfect place to garden, entertain friends or family, or for pets or children to play safely
- * The 2 bedrooms are both generous in size, offering built-in wardrobes and air conditioning for year-round comfort
- * The master bedroom features an ensuite
- * The main bathroom is well appointed with adjoining internal laundry facilities
- * Brand new ceiling fans, security screens and doors and quality window dressings ensure this property is brilliantly appointed for immediate comfort
- * The secure garage provides an abundance of storage and workshop space, and there is additional off-street visitor parking available also
- * Pet friendly complex!

Don't delay living your best life; inspect this incredible ground floor apartment and be impressed by ALL that this premium property offers. Make your move with confidence — this is potential, position and lifestyle at its absolute finest. Delay will mean disappointment here, so act promptly to avoid missing this outstanding buying opportunity!

QUICK FACTS:

Year Built: circa 2004

Size of complex: 1 of only 8

Body Corporate Fees: Approximately \$3452.40 per annum

Rental Return: \$620-\$650 per week

School Catchments: Hamilton State School, Aviation High

More About this Property

Property ID	38K0F1R
Property Type	Unit
Including	Air Conditioning Dishwasher

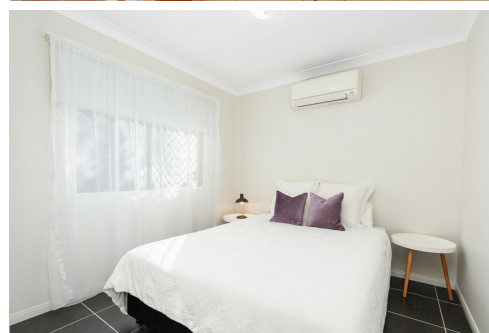
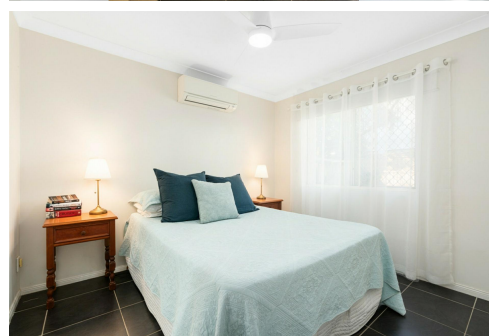
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Internal 55 m² | External 23 m² | Total 78 m²



Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part any contract or warranty.