



207/392 Hamilton Road, Chermside

Exceptionally Convenient 1 Bedroom Apartment - Walk to Everything!

Located within the incredibly convenient Focus Apartments in the heart of Chermside, this fantastic 1 bedroom apartment offers an amazing opportunity for both owner occupiers and investors at an affordable price.

The apartment has a practical and spacious floorplan (approximately 66m²) that includes a living/dining area, stylish Caesarstone kitchen, large bedroom with study nook and walk-in robe, 2-way bathroom and a generous balcony that offers a peaceful and private outlook.

The unit does not come with a car park, however on street parking is available nearby and public transport is right on your doorstep.

Perfectly suited to buyers wanting to walk to everything, Queensland's largest Shopping Centre, Westfield Chermside, is right across the road, providing the ultimate retail, restaurant and cinema experience. Catching public transport doesn't get any easier with a bus interchange also just across the road at Westfield Chermside offering multiple express bus services to the CBD as well as surrounding

1 1 0

FOR SALE

Offers Over \$500,000

VIEW

Sat 3rd Oct @ 10:00AM - 10:30AM

AGENTS

Joshua Waters
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AGENCY

LJ Hooker Aspley | Chermside
(07) 3263 6022

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.



areas. Kedron Wavell Services Club, Chermside Library, Chermside Pool and extensive parklands (including bike/walking paths, playgrounds and picnic facilities) are within a short walk and Prince Charles and St Vincents Hospital precinct is also around the corner - perfect for health workers or investors!

The property is currently owner occupied and a quick settlement with vacant possession can easily be provided. For interested investors, the rental potential has been assessed at \$525 to \$575 per week, offering a very attractive investment yield in a sought-after and high growth location.

Features include:

- Positioned at the rear of the complex offering a private and peaceful aspect which captures leafy views and cool breezes.
- The practical layout, neutral paint palette and decent sized proportions both internally and externally (approximately 66m2 of floor area) provide a lovely first impression.
- Open plan living/dining area.
- A generous balcony extends from the living area and is the perfect place to enjoy a morning coffee or afternoon drink.
- A chic modern Caesarstone kitchen provides a breakfast bar and plenty of storage. Quality appliances including a gas cook top, oven and dishwasher.
- A large master suite with two-way ensuite, walk-in robe and study nook.
- Internal laundry.
- Cool all year round with air-conditioning and cool breezes.
- Very reasonable body corporate fees and outstanding rental potential!

Well priced, incredibly convenient and ready to move in or rent out—act fast to avoid disappointment!

For further information or to arrange your inspection, please contact Joshua Waters.

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.

MORE DETAILS

Property ID	3CAHF1R
Property Type	Unit
House Size	66 m2
Including	Study
	Air Conditioning
	Balcony

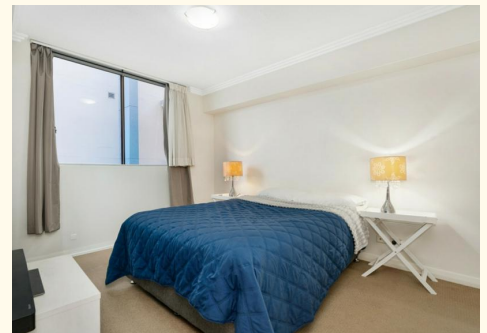
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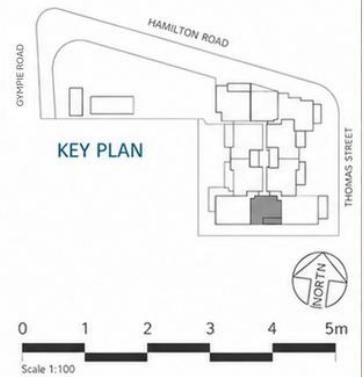




Unit 2.07

Internal unit - 55m²
Balcony - 11m²

Total Area - 66m²



Focus Apartments
Cnr Gympie & Hamilton Roads,
Chermside