

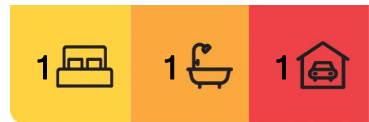
Chermside, 2602/25 Charlotte Street

Chic Modern Upper-Level Apartment - Walk to Everything

Occupying an enviable upper-level position within an ultra-modern complex, this beautifully finished and conveniently located apartment offers absolute lifestyle perfection at an entry level price.

The apartment has a practical floorplan that includes a spacious living/dining area, stylish Caesarstone kitchen, master suite with ensuite and walk-through robe, and a massive outdoor balcony that acts as another living space. It is positioned on Level 6 (lift access) and captures a wonderful suburban outlook (east facing) that includes city glimpses.

Perfectly suited to buyers wanting to walk to everything, the apartment is just a 2-minute stroll from the Westfield Chermside shopping, restaurant and cinema precinct and express bus transport to the CBD. Prince Charles and St Vincent Hospital precinct is close by and the Brisbane CBD is within a 9km radius.



For Sale
For Sale Now

View
By Appointment

Contact
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LJ Hooker Aspley | Chermside
(07) 3263 6022

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.

Well priced, well situated & exceptionally appointed apartments like this rarely become available! Act fast...

Special Features include -

- * Positioned on level 6 of a contemporary complex finished circa 2014. Offering a desirable east facing aspect.
- * The practical layout, neutral paint palette and decent sized proportions provide a lovely 1st impression
- * Open plan living/dining area
- * An oversized balcony extends from the living area and bedroom and acts as another living space
- * A chic modern Caesarstone kitchen provides a breakfast bar, undermount sink and plenty of storage. Quality appliances include a gas cook top, oven and dishwasher.
- * A large master suite with two-way ensuite and large walk-through robe
- * Internal laundry
- * Secure basement level car space
- * Cool all year round with air-conditioning
- * Offering very reasonable body corporate fees
- * Internal furnishing and appliances included

You will appreciate all the extras that this beautiful opportunity offers you at the right price. With absolutely nothing to do but enjoy, simply move in or continue renting it out. An inspection is guaranteed to impress & entice - be the first to avoid disappointment! For further information or to arrange your inspection, please contact DANIEL WATERS.

Quick Facts

Complex: The Arbour on Charlotte

Year Built: Circa 2014

Aspect: East Facing (captures a wonderful suburban outlook, and is protected from the western sun)

Body Corporate Fees: \$1,093.95 per quarter approx.

Council Rates: \$450.05 per quarter approx.

Rent Assessment: \$550.00 - \$600.00 per week

Status: Vacant, ready to move into or rent out

School Catchments: Wavell Heights State School, Wavell Heights State High School

Furniture and Appliances Included: Yes

More About this Property

Property ID	3AKAF1R
Property Type	Unit
Including	Ensuite Deck Dishwasher

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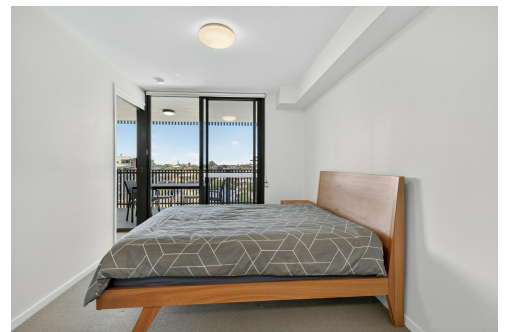
Business Owner, Sales Consultant and Registered Valuer |
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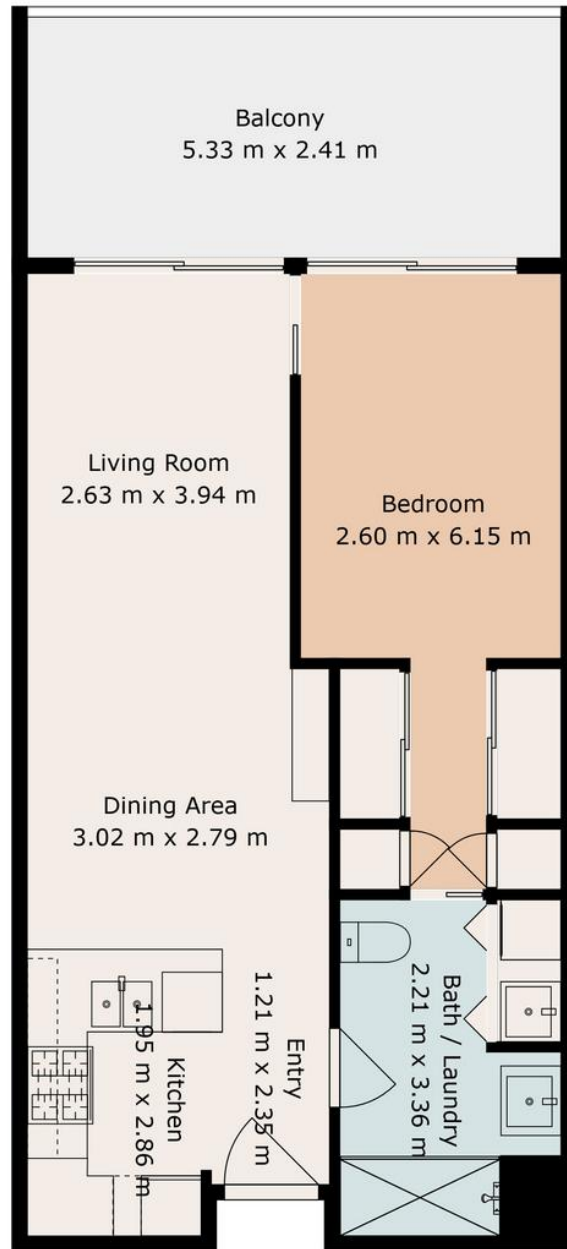
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Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only