



41/12-20 Ballantine Street, Chermshire

Impeccably Presented, Affordable Opportunity in Prime Chermshire Location

- ***This apartment is available and inspections can easily organised by appointment (minimal notice required). Please contact Daniel Waters to arrange your inspection.***

Located in an ultra-convenient pocket of Chermshire, this beautifully presented apartment offers an outstanding opportunity for first home buyers, downsizers, or investors seeking strong value in a high-demand location.

Positioned on level one of a well-kept complex with lift access, the home has been owner-occupied and meticulously cared for, showcasing a fresh, modern feel throughout. Recent updates include new carpet, neutral paintwork, quality blinds, upgraded lighting, and air-conditioning-ensuring a move-in-ready experience with nothing more to do.

The functional layout features a neat and tidy kitchen, complemented by a light-filled living and dining space designed for easy, low-maintenance living. The generous bedroom and well-appointed

1 1 0

FOR SALE

Please Call

AGENTS

Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermshire
(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.

LJ Hooker

bathroom (disability compliant) complete a practical and comfortable floorplan.

Enjoy the best of convenience, with Westfield Chermshire, the Chermshire bus interchange, Kedron Wavell and Chermshire Library all within easy walking distance. Major healthcare hubs including The Prince Charles Hospital and St Vincent's Private Hospital Northside are just a short 5-minute drive away, while the Brisbane CBD is approximately 9km from your doorstep.

Set within a well-maintained complex with landscaped gardens and ample parking, this is a rare chance to secure a quality apartment at an affordable entry-level price point in one of Brisbane's most connected suburbs.

Features Include:

- Well-presented 1 bedroom, 1 bathroom apartment
- Positioned on level 1 of a 2-level complex with easy lift access
- New carpet, neutral paint, quality blinds, upgraded lighting and appliances with warranties
- Air-conditioned for year-round comfort
- Owner-occupied and immaculately maintained
- Quiet street location with outstanding walkability
- Well-kept complex with landscaped gardens
- Undercover parking within complex

A smart buy in a blue-chip location-inspect today and secure your place in the heart of Chermshire. For further information or to arrange your inspection, please contact DANIEL WATERS.

Key Details:

Year Built: Circa 2000

Council Rates: Approx. \$305.45 per quarter

Body Corporate Fees: Approx. \$1,044.66 per quarter

Rental Return: \$450-475 per week

Units in Complex: 44

School Catchments: Wavell Heights State School & Wavell Heights State High School

MORE DETAILS

Property ID	3C85F1R
Property Type	Unit
Land Area	43 m2
Including	Ensuite

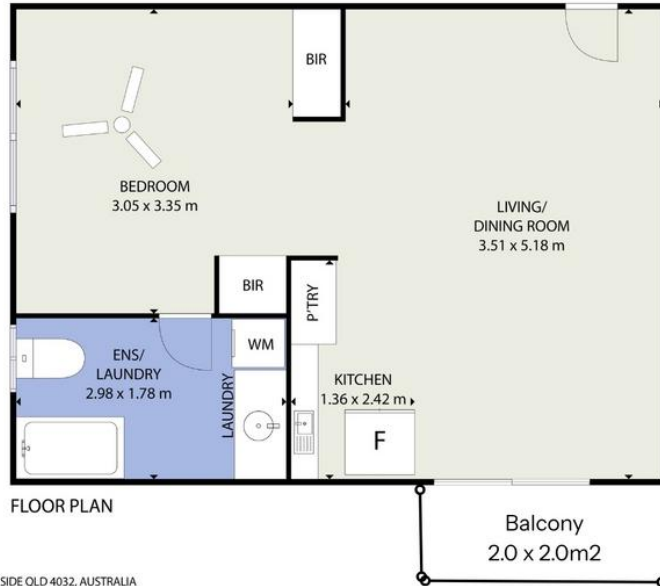
Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer | dwaters@ljhooker.com.au

LJ Hooker Aspley | Chermshire (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034
aspley@ljhooker.com.au | aspley.ljhooker.com.au





FLOOR PLAN

41/12 BALLANTINE STREET, CHERMSIDE QLD 4032, AUSTRALIA

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.