



Chermside, 5/56 Wallace Street

Lifestyle Perfection - Modern 3 Bed Apartment with Garage

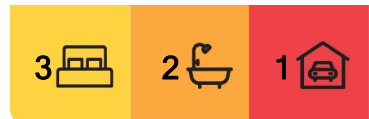
Occupying an enviable, north/east facing, top-level position, within a small contemporary complex, this beautifully finished and light filled apartment offers absolute lifestyle perfection. With recently upgraded paintwork, carpet and lighting, this apartment is seriously impressive and will appeal to a buyer seeking a home they can simply move into or rent out without any work required.

Offering a wonderful floorplan that includes a large well-appointed Caesarstone kitchen, 3 sizeable bedrooms, 2 bathrooms and a spacious living/dining area which flows out to a wide balcony that captures some city glimpses. Buyers seeking storage and vehicle accommodation will appreciate how rare it is to find an apartment with a remote lock-up garage.

This elevated pocket of Chermside closely adjoins the Prince Charles and St Vincent



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
Sold by Daniel Waters

View
ljhooker.com.au/3A6NF1R

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

LJ Hooker Aspley | Chermside
(07) 3263 6022

Hospital precinct and is positioned just 9km from the Brisbane CBD. The apartment is within 5 minutes of Westfield Chermshire Shopping Centre. The Westfield Chermshire Shopping Centre provides arguably the best shopping, cinema and restaurant precinct in Brisbane. Being a family friendly location, there are a variety of excellent private and public schools within a short proximity of the complex. Reliable bus transport is available within walking distance and the Airportlink/Clem7 tunnels are located 10 minutes away and provide a direct link to the Airport, City Fringe and Brisbane southside.

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

Special Features include -

- * Positioned on the top level of a small contemporary complex of 6 apartments. Offering an enviable north/east facing position, which captures plenty of natural light.
- * Neutral paint work and recently replaced carpet and lighting provide a lovely 1st impression
- * Spacious open plan living/dining area
- * A large south facing balcony extends from the living area and is ideal for outdoor dining and relaxation
- * A large well-appointed Caesarstone kitchen with breakfast bar, an electric cook top, oven, dishwasher and an abundance of bench space and storage
- * 3 decent sized bedrooms, all with built-in wardrobes; Master with ensuite. Bedroom 2 includes a private balcony.
- * The main bathroom includes a modern vanity and shower over bath
- * Secure remote lock-up garage
- * Cool all year round with air-conditioning, fans and the ideal aspect
- * Offering reasonable body corporate fees and a huge potential market rent in the vicinity of \$650-700 per week
- * A super central location; closely adjoining the hospital precinct and just a distance to Westfield Chermshire, which offers the best in retail, restaurants and movies. Regular public transport operates close by.

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 straight in or rent straight 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:

Year Built: Circa 2007

Units in Complex: 6

Aspect: North/East/South (this is a corner unit with 3 frontages, which maximises natural light)

Council Rates: \$506.70 per Qtr

Rental Appraisal: \$650.00 - \$700.00 P/W

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



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More About this Property

Property ID	3A6NF1R
Property Type	Unit
House Size	116 m2
Including	Air Conditioning Intercom Balcony Deck Dishwasher Built-in-Robes Remote Garage Liveability

Daniel Waters 0412 847 849

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5/56 Wallace Street
CHERMSIDE

- 3 Bed
- 2 Bath
- 1 Car

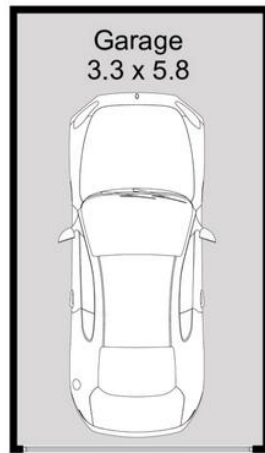
Internal : 77m²

External : 13m²

Garage : 19m²

Total Area : 109m²

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au



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