



Chermside, 506/59 Latham Street

Chic Modern Apartment - 1 Brm Plus Office

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, separate office and a massive outdoor balcony with bi-fold steel privacy screens. It is positioned on Level 5 and offers a pleasant outlook to the south.

This convenient pocket of Chermside closely adjoins the Prince Charles and St Vincent Hospital precinct and is positioned just 9km from the Brisbane CBD. The apartment is within short walking distance (5 minutes) of Westfield Chermside Shopping Centre. Westfield Chermside Shopping Centre now provides arguably the best shopping, cinema and restaurant precinct in Brisbane. Being a family friendly location, there are a variety of



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ljhooker.com.au/376XF1R

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excellent private and public schools within a short proximity of the complex. Reliable bus transport is available within walking distance and the Airportlink M7 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 level 5 of a contemporary complex finished in 2014. Offering a pleasant south facing aspect.
- The practical layout, neutral paint palette and large proportions provide a lovely 1st impression
- Spacious open plan living/dining area
- An oversized balcony extends from the living area and acts as another living space. The balcony has bifold steel privacy screens which can be pulled across to make this an enclosed room.
- A chic modern Caesarstone kitchen with an electric cook top and oven. Matte black tapware and an undermount sink provide a sense of style.
- A large master suite with two-way ensuite. The bedroom has sliding walls, which allow the room to interact seamlessly with the rest of the apartment if desired.
- The ensuite is finished to a high standard with floor to ceiling tiles, matte black shower screen and tapware
- A separate office is perfect for those wanting to work from home and has a huge window with an outlook
- Secure basement level car space
- Cool all year round with air-conditioning
- Offering reasonable body corporate fees and an excellent tenant paying \$400 per week

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.

Complex: Pandana

Year Built: 2014

Aspect: South Facing

Gross Quarterly Rates: \$483.45

Quarterly Body Corporate Fees: \$1,011.40

Current Rental: \$400 per week (Lease expires 31 January 2024)

Unit Size: approximately 79sqm (includes car space)

School Catchments: Craigslea State School, Craigslea State High School



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More About this Property

Property ID	376XF1R
Property Type	Unit
Land Area	79 m ²

Daniel Waters 0412 847 849

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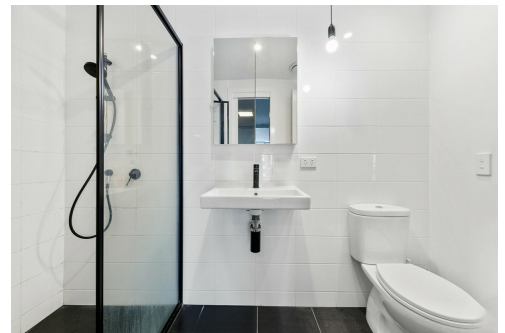
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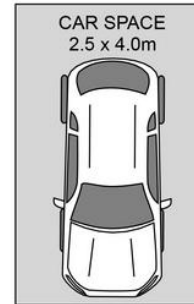
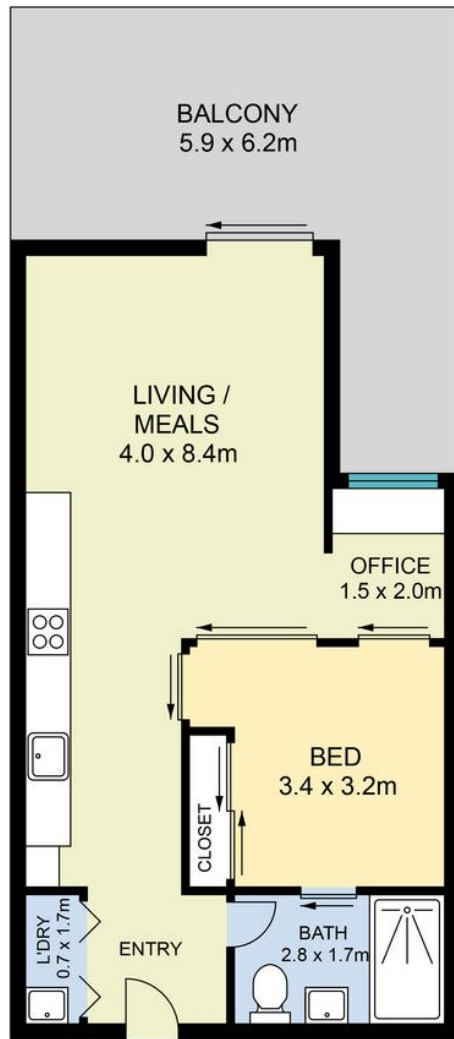
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BASEMENT LEVEL

Whilst every attempt has been made to ensure accuracy,
Floor Plans are representative and should be used as a guide only

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