

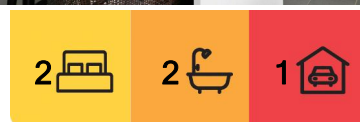
## Chermside, 9/60-66 Ethel Street

### Absolute Lifestyle Perfection —Luxury North Facing Apartment

Offering a north facing aspect that captures plenty of natural light, this luxury 2-bedroom apartment provides the best in architectural style and chic modern finishes. Whilst positioned on a quiet street, it offers absolute convenience to both hospitals, the Westfield Chermside retail/restaurant precinct and reliable public transport.

The apartment is set within the modern "Rise Chermside" development, which has set a benchmark for luxury apartment living and is designed for occupiers seeking a high standard of finish and a desirable location. The complex still sparkles like new and offers scan card security, secure parking and a welcoming entrance foyer.

Designed to impress upon entry, the apartment has a neutral paint palette, stone benchtops, quality flooring, air-conditioning to all rooms and sizeable proportions. The spacious floorplan includes 2 bedrooms (both with walk-through robes), 2 well-appointed



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bathrooms, a dream kitchen with stone waterfall benchtops and quality appliances, and an open plan living/dining area that extends out seamlessly to the wide north facing balcony, which provides a pleasant outlook. Buyers will appreciate the secure basement level car space.

Special Features include —

- \*The apartment is positioned on level 1 of the contemporary "Rise Chermside" complex. The complex has set a benchmark for luxury apartment living and will suit buyers seeking the best in finishes, sizeable proportions and convenience. It offers an ultra-desirable north facing aspect which captures light, cool breezes and a pleasant outlook.
- \* Finished to a chic modern standard, the apartment has a neutral paint palette, stone benchtops, quality flooring, air-conditioning to all rooms and sizeable proportions.
- \* The spacious open plan living/dining area interacts seamlessly with the kitchen and balcony
- \* The kitchen has been designed for someone who loves to cook and entertain. This dream kitchen features an oversized central stone bench, an abundance of storage and quality tapware and fittings. The appliances include an gas cook top, oven and dishwasher.
- \* The oversized balcony acts as another living space and captures the north facing aspect. Both bedrooms open out to the balcony.
- \* 2 bedrooms, both with desirable walk-through robes
- \* Two sleek and contemporary bathrooms. The main bathroom has a shower over bath.
- \* A secure basement level car park
- \* The complex has lovely foyer and scan card access. There are two lifts in the complex.
- \* Currently rented with a short term lease in place
- \* Very affordable body corporate fees
- \* A super central location; just a distance to Westfield Chermside, which offers the best retail, restaurant and cinema precinct. Public transport operates close by and the Prince Charles and St Vincent Hospitals are within a 5-10 minute walk.

You will appreciate all the extras that this beautiful opportunity offers you at the right price. For further information or to arrange your inspection, please contact DANIEL WATERS.

#### QUICK FACTS:

Complex: Rise Chermside

Year Built: Approximately 2017

Units in Complex: 42

Aspect: North Facing

Position in Complex: Level 1

Current Rent: \$610 per week

Sinking Fund: Approximately \$204,789.95 (as at September 2024)

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



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## More About this Property

<b>Property ID</b>	395HF1R
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Deck Dishwasher Built-in-Robes

### Daniel Waters 0412 847 849

Principal, Registered Valuer and Sales Consultant | [dwaters@ljhooker.com.au](mailto:dwaters@ljhooker.com.au)

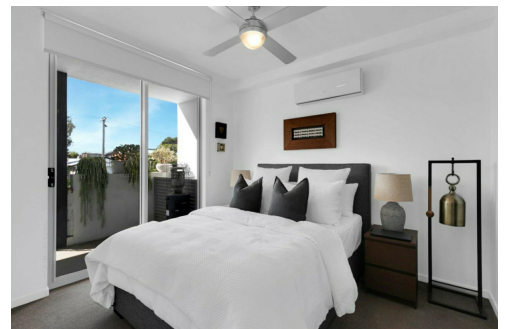
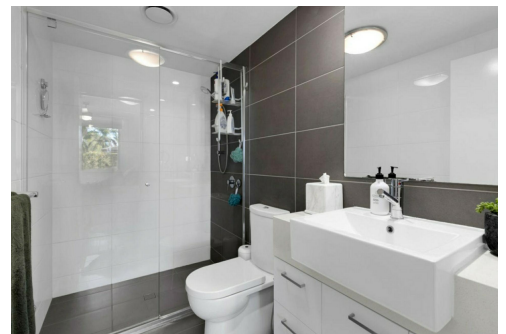
### Jacob Ball 0417 649 903

Co-Agent " Daniel Waters Team | [jball@ljhooker.com.au](mailto:jball@ljhooker.com.au)

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