



8/43 Ninth Avenue, Coorparoo

SOLD BY ERFAN BABAIE & KOS COMINO

A 20-minute bus ride into town and walking distance to literally every amenity, one of the many advantages of a 4151 postcode, this 3-level brick townhouse has 2 spacious balconies and a pair of top-level bedrooms boasting uninterrupted views of Brisbane's majestic city skyline.

Highlights:

- Prize corner lot in a small complex of only 8 dwellings with low Body Corporate
- Easy walk to city-bound buses, multiple shopping/dining hubs, parks, private/public schools
- Ground: secure single garage, laundry facilities, handy second toilet + a multi-purpose room
- 1st: carpeted living/dining with AC & balcony access, open kitchen with electric mod cons
- 2nd: 2 carpeted beds, shared balcony, master has AC, WIR & entry into a 2-way bathroom

The views from the sky-high bedrooms and need to be seen to be believed! Imagine watching New Year's Eve fireworks from here and having the city's twinkling lights being the last thing you cast your eyes on each evening.

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.

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FOR SALE

Please Call

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AGENCY

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Each bedroom has a screened slider onto their shared balcony, the master a little more amped up with a WIR, split system AC, and one of the entry points into a 2-way bathroom with a shower and twin vanity. The second bed has a BIR with a handy linen press outside.

The mid-level is an airy all-in-one living hub with a pair of screened sliders onto a second lengthy balcony, perfect for alfresco entertaining. Here, a well-equipped kitchen with ample storage, timber benchtops, an electric cooker/oven, dishwasher and brekky bar overlooks a carpeted dining area/lounge, also with AC.

At ground level, there's a secure garage offering parking for one car, laundry facilities, a second toilet, and a multi-purpose room that could be set-up for storage of bulky items like bikes and suitcases, or as a study or hobby space.

Move-in or rent ready as is, there's scope to further capitalise on this incredible location by exploring the possibility of interior renovations, modest or mega, subject to council and complex approvals.

You certainly can't place a foot wrong in this 5-star location where you can walk in mere minutes to Coorparoo Marketplace and its neighbour, Coorparoo Square, for all your shopping needs + tasty eats and retail treats, city-bound buses, Villanova College as well as public primary/secondary schools, East Leagues Club, and leafy Langlands Park.

This is a sweet opportunity to secure a superb piece of real estate with bright prospects.

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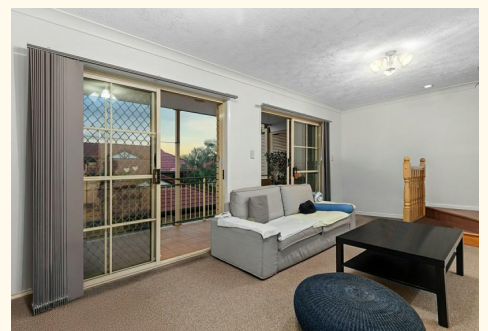
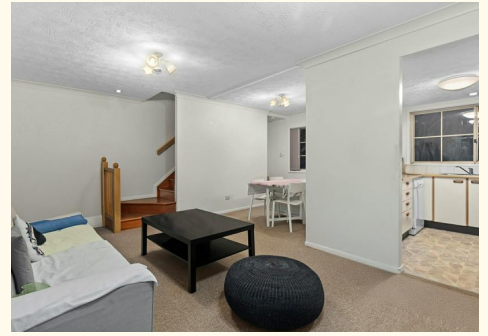
Desma Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 33 628 090 951 / 21 107 068 020

MORE DETAILS

Property ID	B3MAF4R
Property Type	Townhouse
Land Area	111 m2
Including	Air Conditioning Toilets (2) Courtyard Balcony Outdoor Entertaining Built-in-Robes Secure Parking

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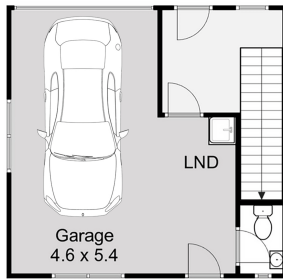
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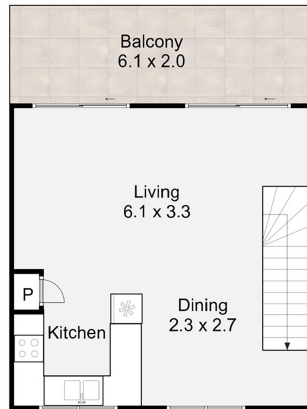
- 2 Bed
- 1 Bath
- 1 Car

Internal : 104m²
External : 25m²
Total Area : 129m²

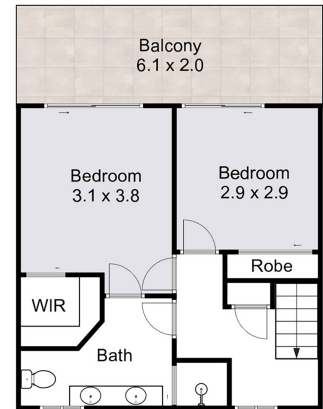
Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes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



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR