

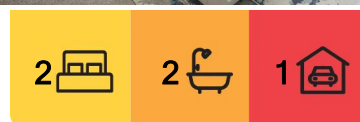
## Coorparoo, 42/55 Harries Road

SOLD BY BROCK WARD

Ideally positioned within walking distance to Coorparoo Market Place including Woolworths and Coles, multiple restaurants and takeaway food options, a stone throw away from transport, Coorparoo State School, Coorparoo Secondary College and Villanova College and just 5 kilometres from the CBD, this property offers the ideal blend of convenience and peaceful living. Don't miss the chance to experience comfortable, modern living in the heart of Coorparoo.

Upon entry, you will be greeted by the light filled open plan living with vinyl timber flooring which flows through to the bedrooms. The air-conditioned living area connects seamlessly through to the undercover alfresco area that you may need to check twice if your on holidays or not with its leafy outlook toward the open green space.

With two bedrooms on offer, the main bedroom boasts a walk-through robe into an ensuite. The secondary bedroom features built in robes, both bedrooms have ample natural light,



**For Sale**

Offers Over \$689,000

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**Contact**

**Brock Ward**

0402 378 719

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carpet underfoot and double roller blinds perfect for shift workers. The well sized and comfortable bedrooms provide the option for one to be converted into a home office.

Additional highlights include an internal laundry, extra storage and linen space, secure underground parking with an opportunity to include further storage space, and off-street visitor parking, all within a quiet, secure complex that has a strong sense of community living

If this unit doesn't have enough on offer, this resort style complex also offers a gym, a sauna and pool for your recreational activities and just a short walk from your unit. With plenty of open grassed spaces to relax, throw a ball or soak up the sun you are going to love everything this complex has to offer.

Outgoings:

BCC rates - \$506.70/qtr

Body Corp Fees - \$1,433.11 /qtr

Sinking Fund Balance: \$773,138.11

The property is tenanted until June 31st 2025. Tenants may move out earlier under certain circumstances.

- Stylish kitchen offers plenty of cupboard & bench space, modern appliances, dishwasher
- Alfresco area with a leafy outlook
- Two bedrooms with built-in wardrobes, main bedroom with ensuite & second bedroom ability to close off the main bathroom to create a second ensuite
- Separate laundry located beside main bathroom
- Split system air-conditioning
- Pool, Gym & Sauna in the complex
- Undercover and secure car space, with ability to include further storage
- Secure complex with intercom access and visitor parking
- Walk to train, bus, Coorparoo marketplace
- Easy access to both public and private schools, universities & the CBD

Contact Brock Ward to secure your inspection today.

## More About this Property

Property ID	1EHMH31
Property Type	Unit

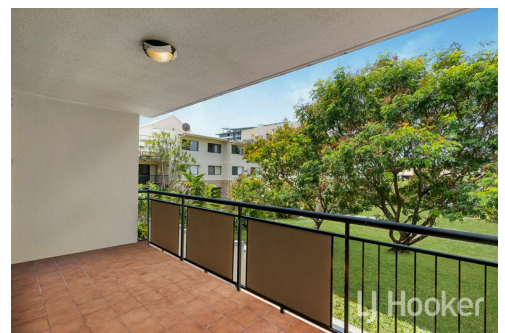
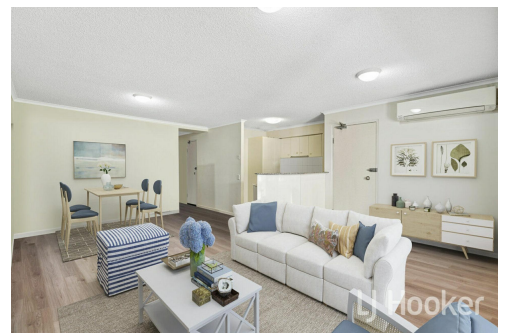
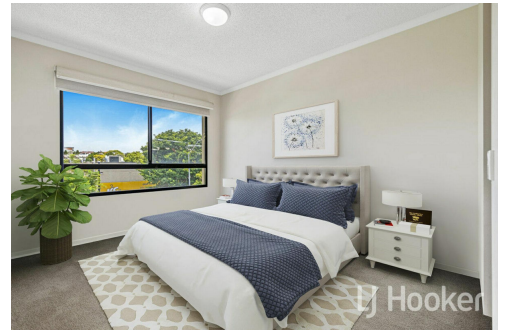
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Unit 42/55 Harries Road **COORPAROO**

2 | 2 | 1 | 92m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
Plans are shown for marketing purposes only.



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