

## Coorparoo, 57/55 Harries Road

### RENOVATED AND READY TO GO!

**\*\* ACCESS & PARKING ON WAKEFIELD STREET, COORPAROO**

This beautifully renovated two-bedroom apartment is designed to impress. Showcasing a stunning modern kitchen with chic finishes and warm timber floors, it seamlessly blends style and functionality to create the perfect central hub of the home.

Highly sought after, this residence will captivate first-home buyers, young couples, families, CBD professionals, downsizers, and investors alike.

Nestled in the heart of Coorparoo, you'll enjoy unrivalled convenience with local shops, parks, public transport, and the vibrant Coorparoo Square dining and shopping precinct just moments away.

Step inside to discover a bright and airy open-plan living and dining space, bathed in



**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

Best Offers Closing 28th March - if not prior

#### View

[ljhooker.com.au/TG4GVB](http://ljhooker.com.au/TG4GVB)

#### Contact

**Ashleigh Hansom**

0448 742 538

[ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

**Deanne Hansom**

0403 066 191

[cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

**LJ Hooker Cannon Hill**  
(07) 3906 1366

natural light and effortlessly flowing onto a spacious private alfresco. Whether entertaining guests or enjoying a quiet outdoor retreat, this inviting space offers the perfect balance of comfort and style. The adjoining kitchen is a chef's dream, boasting premium appliances, sleek stone benchtops, and ample storage&mdash;making every meal a pleasure to prepare.

#### Property Features:

Open plan living with dining and lounge all easily accessible to the kitchen

Modern kitchen with stone benchtops, electric cooking & dishwasher

Air-conditioning in the living

Two generous bedrooms with air conditioning and ceiling fans

Master complete with ensuite and air-conditioning

Main bathroom with shower/bath combo

Outdoor patio facing western sunsets

Slide-away laundry

Single lock up car space &mdash; secure with small lock up shed

Ample storage

#### Rate's and Fee's:

Body corporate: Approx: \$1,389.00\*\* approx.

Council Rates: Approx: \$409.50 per quarter\*

Estimated rental return: \$690.00 - \$740.00 per week\*

#### Location:

4km\* to Brisbane CBD

Local schools include: Coorparoo State School, Coorparoo Secondary School, St James

Primary School, Villanova College & more

Walk to Coorparoo Square

Walk to local restaurants and cafes

Norman Creek Bikeway close by &mdash; easy commute to the city or just enjoy the riding links

Walk to Langlands park

Walk to Easts Football Club

3\* minute walk to Eastern Busway

Walk to Coorparoo Train Station

#### Contact Team Hansom

Deanne Hansom | 0403 066 191

Ashleigh Hansom | 0448 742 538

Disclaimer \*= Approximate



**LJ Hooker Cannon Hill**  
**(07) 3906 1366**

**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.



## More About this Property

Property ID	TG4GVB
Property Type	Unit
Including	Ensuite Air Conditioning Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage

**Ashleigh Hansom 0448 742 538**

Co-Agent to Team Hansom | [ahansom@ljhch.com.au](mailto:ahansom@ljhch.com.au)

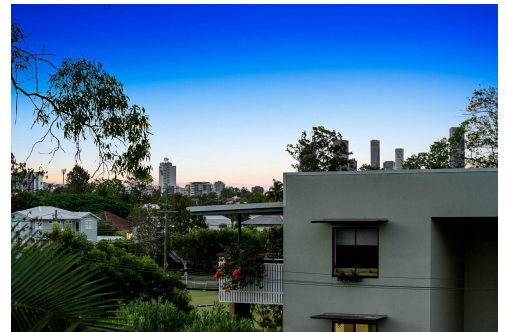
**Deanne Hansom 0403 066 191**

Principal & Licensee | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)

**LJ Hooker Cannon Hill (07) 3906 1366**

1878 Creek Road, CANNON HILL QLD 4170

[cannonhill.ljhooker.com.au](http://cannonhill.ljhooker.com.au) | [cannonhill@ljhch.com.au](mailto:cannonhill@ljhch.com.au)



**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.

**LJ Hooker Cannon Hill  
(07) 3906 1366**