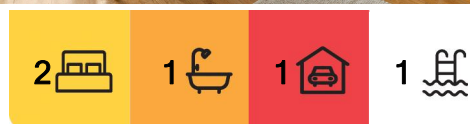


## Coorparoo, Unit 2/170 Old Cleveland Road

Ground Floor Unit 4km\* To CBD



**For Sale**  
Buyers In Mid \$600ks

**View**  
[ljhooker.com.au/TF7GVB](http://ljhooker.com.au/TF7GVB)

**Contact**  
**Ashleigh Hansom**  
0448 742 538  
ahansom@ljhch.com.au  
**Deanne Hansom**  
0403 066 191  
cannonhill@ljhch.com.au

Coorparoo has become one of Brisbane's highly sought-after suburbs due to its close proximity to the city, public transport access, Coorparoo Square precinct and surrounding parks. Situated in a complex of 12, this light and bright unit is ground floor with access from Baragoola Street giving off-street parking off the main road. Units in this block consistently deliver a high occupancy rate. Invest or owner occupy, both present exceptional buying opportunities.

### Property Features:

- Two-bedroom ground floor unit overlooking the pool
- Large open plan living, kitchen & dining
- Updated kitchen with gas cooking and ample cupboard space
- Double brick walls throughout
- Two generously sized bedrooms
- Master complete with air-conditioning, built-in wardrobes and double-glazed windows.



**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.

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Bathroom generous in size  
 Large internal laundry with internal hanging and access to external communal line  
 Large internal storage room  
 Single undercover car space  
 Pool in the complex

Rates, Fees and Returns:  
 Rental Return: \$580.00 - \$620.00 per week\*  
 Body Corporate Fees: \$1,500 per quarter\*  
 Council Rates: \$506.70 per quarter\*

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 &ndash; easy commute to the city or just enjoy the riding links  
 Walk to Langlands park  
 1\* minute walk to Easts Football Club  
 1\* 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

## More About this Property

Property ID	TF7GVB
Property Type	Unit
Including	Air Conditioning Pool Built-in-Robes

**Ashleigh Hansom 0448 742 538**  
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**Deanne Hansom 0403 066 191**  
 Principal & Licensee | cannonhill@ljhch.com.au

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