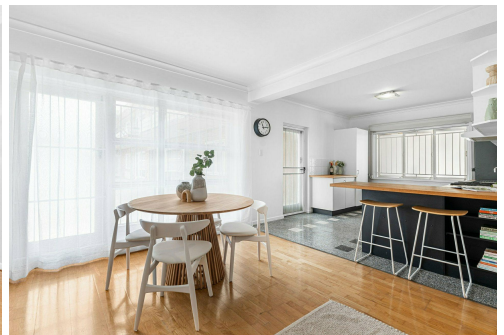
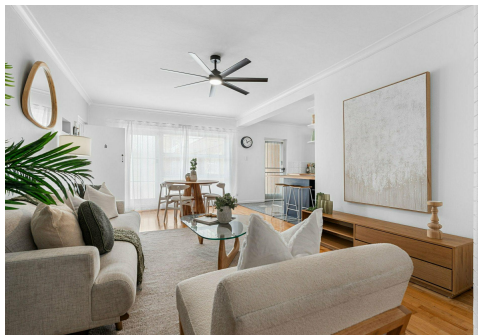




Coorparoo, Unit 2/170 Old Cleveland Road

Ground Floor Unit 4km* To CBD



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.

For Sale

Buyers In Mid \$600ks

View

ljhooker.com.au/TF7GVB

Contact

Ashleigh Hansom
0448 742 538
ahansom@ljhch.com.au

Deanne Hansom
0403 066 191
cannonhill@ljhch.com.au

LJ Hooker Cannon Hill
(07) 3906 1366

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 – 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

Co-Agent to Team Hansom | ahansom@ljhch.com.au

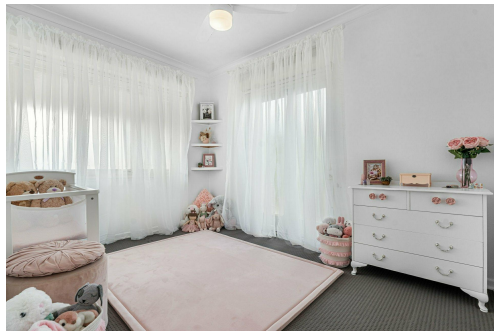
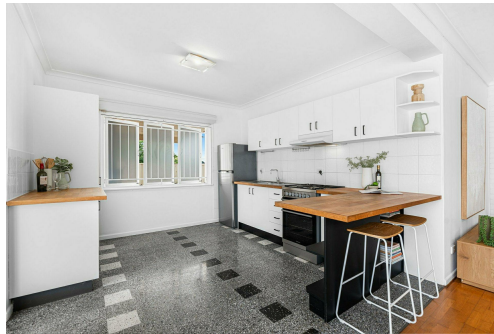
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