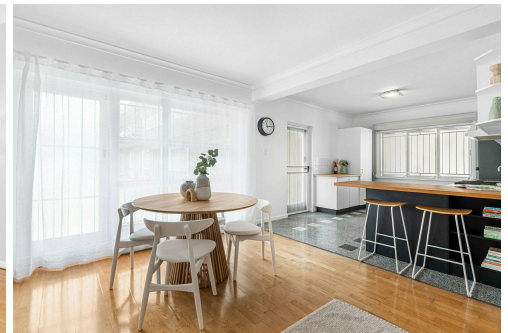
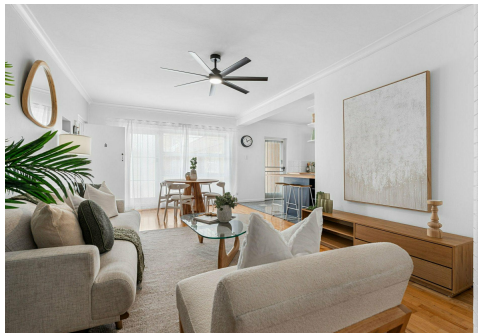




Coorparoo, Unit 2/170 Old Cleveland Road

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

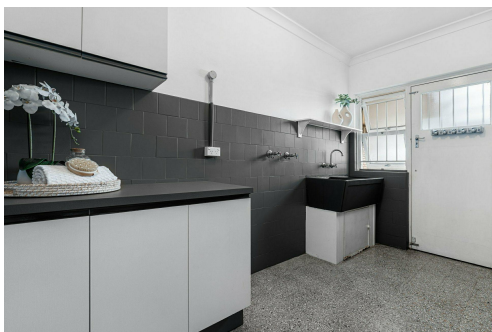
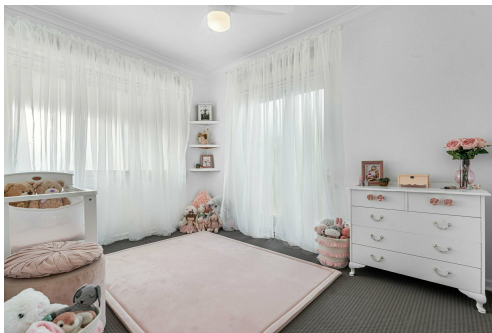
Property ID	TF7GVB
Property Type	Unit
Including	Air Conditioning Pool Built-in-Robes

Ashleigh Hansom 0448 742 538
 Co-Agent to Team Hansom | ahansom@ljhch.com.au
Deanne Hansom 0403 066 191
 Principal & Licensee | cannonhill@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366
 1878 Creek Road, CANNON HILL QLD 4170
 cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au



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