

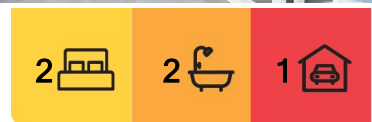
## Fairfield, 12/13 Fenton Street

### UNIT LIVING AT ITS FINEST ON FENTON STREET

The contemporary design, neutral interior, and high-quality fittings and finishes will be sure to impress.

As you enter the unit you are greeted by the air-conditioned and open plan living and dining space, and a built-in study nook. The modern kitchen offers an inviting space for the cook of the home to enjoy, with ample bench and cupboard space, dishwasher, gas cooktop, oven and rangehood. If you love to entertain friends and family, the covered balcony makes for a perfect spot to have an afternoon BBQ or a dining table and chairs for dinner parties.

With comfort in mind, the bedrooms are separated and positioned at opposite ends of the unit. Both bedrooms are complete with ceiling fans and air-conditioning, and have direct access to the balcony via sliding doors. The main bedroom offers a walk-in wardrobe and ensuite. The second bedroom has a mirrored wardrobe. The main bathroom services the



**For Sale**  
FOR SALE BY NEGOTIATION

**View**  
[ljhooker.com.au/1EFJH31](http://ljhooker.com.au/1EFJH31)

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**Salisbury**  
**(07) 3848 7369**

rest of the home, with a shower over bath and combined laundry.

Back on the ground floor there is an undercover car space with a built-in bike rack, and video entry security. There is secure access to the complex via the foyer or car park, in addition to lift access for convenience.

The location provides bus stops in close proximity that drop you into the CBD. Other public transport includes; train stations at Fairfield and Dutton Park with Dutton Park also providing a City Cat service for your convenience. Moments to Fairfield Gardens Shopping Centre, Universities, Major hospitals such as Princess Alexandra, Greenslopes and Mater hospitals & the location provides easy access to the M3 motorway and major arterial roads.

Features of 12/13 Fenton Street at a glance:

- TENANTED UNTIL OCTOBER 2025 AT \$590 PER WEEK
- Air-conditioned and open plan living & dining space
- Study nook
- Modern kitchen with ample bench and cupboard space, dishwasher, gas cooktop, oven & rangehood
- Covered balcony
- 2 bedrooms with ceilings fans & air-conditioning
- Main bedroom with walk-in wardrobe & ensuite
- 2nd bedroom with mirrored wardrobe
- Main bathroom with a shower over bath & combined laundry
- Undercover car space with bike rack
- Direct lift access from the basement
- Quality timber flooring
- Remotely accessed basement parking spaces, plus visitor parking
- Secure complex featuring lift and intercom
- Within the Dutton Park State School Catchment
- Within the Brisbane South State Secondary College Catchment

Contact Joey or Jane Elvin to discuss this opportunity further.



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## More About this Property

<b>Property ID</b>	1EFJH31
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite Study Air Conditioning Intercom Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes

**Josephine Elvin 0457 000 897**

Property Manager & New Business Manager | Sales Associate to Jane Elvin |  
[joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

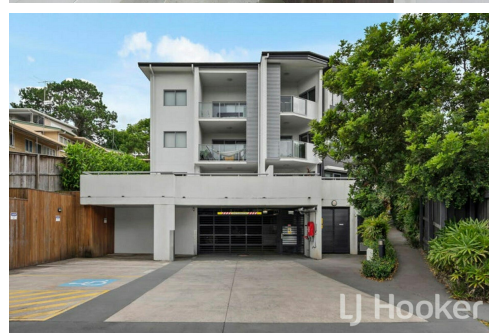
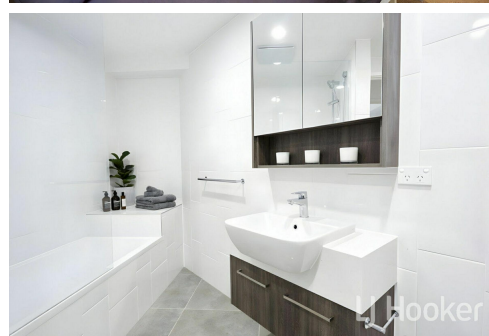
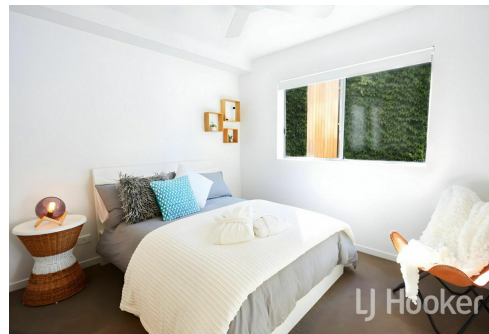
**Jane Elvin 0408 344 417**

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## TYPE D1

APARTMENT 12 & 20

### AREA SUMMARY

FLOOR AREA 80.8m<sup>2</sup>

BALCONY 19m<sup>2</sup>

TOTAL 99.8m<sup>2</sup>

