



1/37 Alva Terrace, Gordon Park

3 1 2

## Renovated Apartment with Courtyard and Double Car Lockup

**FOR SALE OFFERS**

**AGENTS**

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**AGENCY**

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Step into a beautifully updated three-bedroom townhouse-style apartment, nestled in a small boutique complex of only 6 units. This property boasts both a balcony and a large courtyard, offering the ideal combination of indoor and outdoor living. With its perfect north-easterly aspect and peaceful, leafy street location in the highly sought-after Gordon Park, this home provides both comfort and lifestyle-making it an ideal step onto the property ladder for professional, downsizers, first home buyers or investors.

**Key Features:**

**3 Bedrooms:** Designed for entertaining, with a balcony and expansive courtyard for outdoor living.

**New Kitchen:** A modern, cleverly designed space with brand-new appliances.

**Fully Renovated Bathroom:** Freshly updated with stylish, high-quality finishes.

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**

**Fresh Interiors:** New carpet and paint throughout, ready for you to move in and make it your own.

**Double Lock-Up Garage:** Secure parking with additional storage space for your convenience.

**Outdoor Living:** A large courtyard perfect for relaxation or entertaining, plus a balcony for your morning coffee or evening unwind.

**Location, Location, Location:** Close to public transport, shops, cafes, and schools-everything you need without the long commute.

**Proximity to Nature:** Just a short stroll to Kedron Brook and lush parkland, offering peaceful outdoor escapes.

**Low Body Corporate Fees:** \$4000 per annum.

**Convenience:** Only 6.5km to Brisbane's CBD with easy access to the airport in 15 minutes.

**Active Lifestyle, Perfect Location:**

Located just 450 meters from Kedron Brook, enjoy 23km of bikeways and expansive parklands right at your doorstep. This location is perfect for an active lifestyle, offering direct access to the city, as well as easy access to major destinations like the airport, Lutwyche Shopping Centre, Royal Brisbane Hospital, and an array of shops and dining options- all just minutes away.

**First-Time Buyer Benefits:**

First home buyers may qualify for several government schemes and incentives designed to reduce upfront costs and make home ownership more affordable. Taking advantage of these options could make this beautiful home even more accessible.

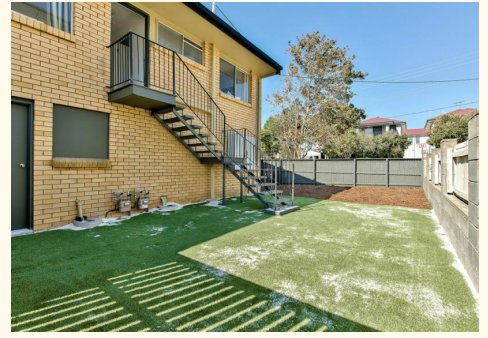
Ready to make your move? This is a fantastic opportunity to step into the property market with a stylish, convenient, and well-located home.

## **MORE DETAILS**

Property ID	1DYSF4N
Property Type	Apartment
House Size	150 m2
Including	Toilets (1) Courtyard Balcony Outdoor Entertaining Built-in-Robes Fully Fenced

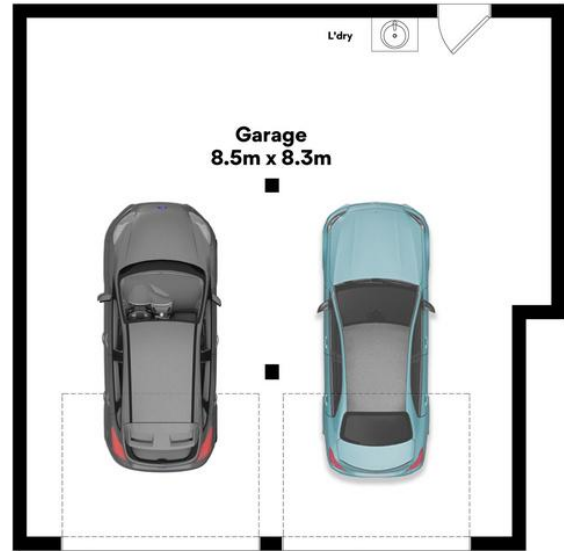
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FIRST FLOOR



GROUND FLOOR



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**FLOOR AREA SIZES**

Internal 75.1m<sup>2</sup> | External 11.1m<sup>2</sup> | Garage/L'dry 75.5m<sup>2</sup> | **TOTAL 161.7m<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only. Provided by primepixels.com.au