



2/37 Alva Terrace, Gordon Park

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AFFORDABLE ENTERTAINER IN PRIME LOCATION !!

Step into your first home with this beautifully renovated one-bedroom townhouse style apartment with both balcony and courtyard in a small boutique complex of 6. Perfect northerly aspect, positioned in a quiet leafy street in sought after Gordon Park offering both comfort and lifestyle. Ideal for those ready to make their first move onto the property ladder.

- 1 bedroom - the perfect entertainer with balcony and large courtyard.
- Brand kitchen cleverly designed kitchen with new appliances
- Fully renovated bathroom
- New carpet & paint throughout - move in with everything feeling fresh
- Huge lock-up garage plus second car space - secure parking + extra storage space
- Large courtyard - great for entertaining, relaxing outdoors
- Balcony - extra outdoor space for morning coffee or evening wind-down
- Close to public transport, shops, cafes, schools - all the essentials without long commutes
- Short stroll to the Kedron Brook and parkland
- Body Corporate \$4000 per annum.

FOR SALE OFFERS

AGENTS

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AGENCY

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- Only 6.5km to Brisbane's CBD and easy access to airport in 15 mins

A quality location only 450m to the Kedron Brook, adding a welcoming escape from the hustle and bustle of everyday living. With 23km of bikeways, stretching from Mitchelton to Nudgee beach and hectares of parkland at your doorstep, this unique location will suit the most active lifestyle.

You will feel totally connected with a direct link to the city, a short stroll to buses redefining easy commuting. Whether you are homeward bound or heading out, the CBD, Airport via the tunnel, Lutwyche Shopping Centre, Royal Brisbane Hospital and an array of shops and restaurants are all just minutes away.

First home buyers may benefit from several government schemes/incentives that reduce upfront costs or help with financing. Taking advantage of these could make this home much more affordable.

MORE DETAILS

Property ID	1DXMF4N
Property Type	Apartment
House Size	99 m2
Including	Toilets (1) Courtyard Balcony Built-in-Robes

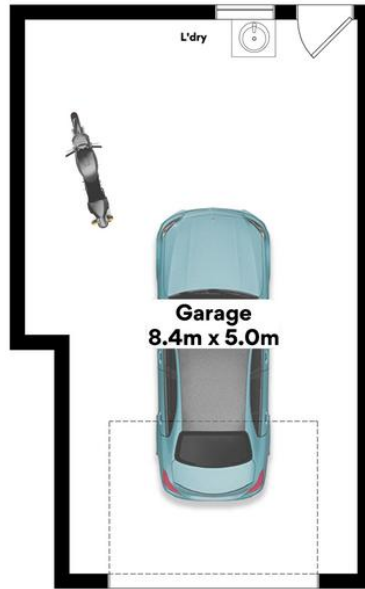
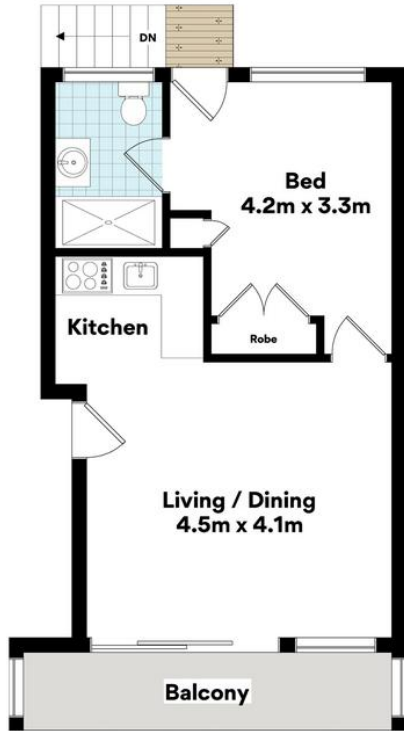
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**2/37 Alva Tce,
Gordon Park**



FLOOR AREA SIZES

Internal	46.8m ²
External	7.5m ²
Garage/L'dry	45.6m ²
TOTAL	99.9m²

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.

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