



Gordon Park, 2/50 Alva Terrace

GROUND FLOOR COURTYARD!

Sitting within one of Brisbane's most coveted suburbs, this well maintained ground floor unit boasts an incomparable lifestyle that is amplified by it's close proximity to an endless amount of shopping and entertainment venues, along with the famed Kedron Brook Bikeway being only 800m from your front door!

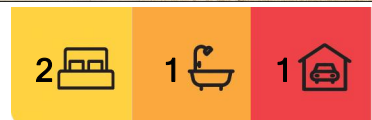
The apartment boasts two spacious bedrooms, both of which are equipped with ceiling fans and built-in robes. The kitchen has been fitted to modern specifications, featuring stainless steel appliances, expansive countertops, and ample storage space. The main living and dining area effortlessly flows onto the units covered courtyard, perfect for entertaining guests while taking advantage of the homes north facing aspect.

FEATURES:

- + North facing aspect, allowing for ample natural light.
- + Large covered alfresco within the properties courtyard.



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
OFFERS OVER \$550,000

View
ljhooker.com.au/1BYSF4N

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- + Two spacious bedrooms, both equipped with built-ins.
- + Well equipped kitchen, with stainless steel appliances and ample storage space.
- + Spacious living area, that takes advantage of the properties north facing aspect.
- + Single secure garage space, with additional storage space.
- + Modern bathroom with quality fixtures and fittings.
- + Internal laundry.
- + Tiled and carpeted flooring throughout.
- + Located only a 300m walk away from the Kedron Brook Bikeway.
- + Easy access to public transport via Stafford Rd.
- + Admin fund \$1687.38 per year
- + Sinking fund \$2222.2 per year
- + Sinking fund balance \$104,554.43 26/6/24

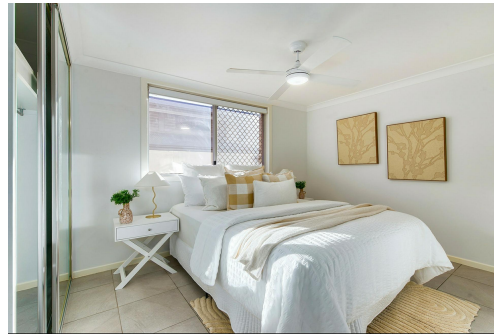
A property that presents this much value will not last long in the current market! Call Dean and Harry today for the sales report and rental appraisal!

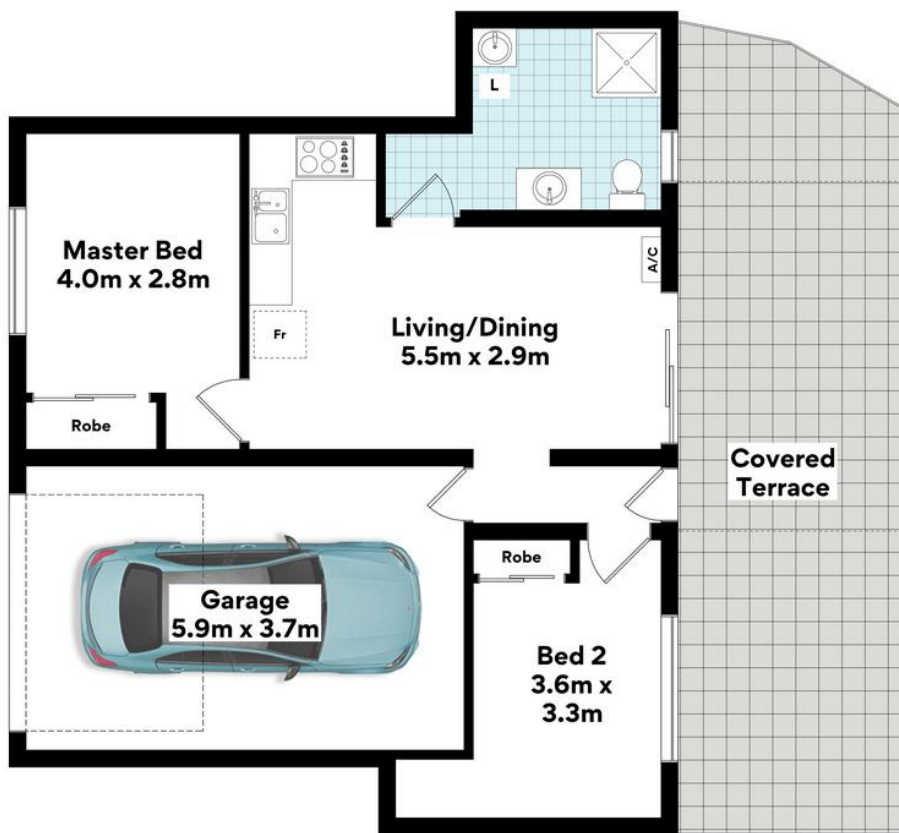
More About this Property

Property ID	1BYSF4N
Property Type	Unit
House Size	88 m²
Including	Air Conditioning Courtyard

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2/50 Alva Tce, Gordon Park



FLOOR AREA SIZES

Internal 58m² | External 30m²

Garage 23m²

TOTAL 111m²

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 primapixel.com.au