

## Highgate Hill, Unit 21/21-25 Dudley Street

SOLD BY JESS TUDMAN

Highgate Hill is a hidden gem in the heart of Brisbane, where you can enjoy the best of urban living without sacrificing the charm of a close-knit community. Experience the ultimate convenience of this property, with everything at your fingertips. Easy access to the CBD and beyond via the CityCat and bus; explore a diverse range of cafes and dining options while taking in river views. With green spaces, quality schools, and a welcoming community, Highgate Hill is the ideal place to call home.

'River Park' complex is set over a massive 5,228m2 community grounds of highly sought-after riverfront land. The complex is well-maintained, offering residents access to communal facilities such as a swimming pool and landscaped



**For Sale**

Please Call

**View**

[ljhooker.com.au/1AFJH31](http://ljhooker.com.au/1AFJH31)

**Contact**

**Jess Tudman**

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**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.

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gardens. Whether you prefer to relax by the pool or take a leisurely stroll through the gardens, there is something for everyone to enjoy.

The interior of the unit showcases an open plan layout, where the lounge, dining & kitchen seamlessly blend together. Off the lounge is a balcony capturing some river views, a perfect place to unwind. The apartment boasts two generously sized bedrooms, both built-in wardrobes and the main bedroom with air-conditioning, serviced by a central modern bathroom.

Complete the package with an internal European laundry and spacious lock up garage.

Located minutes away from West End's famous cafes and restaurants, South Brisbane Cultural Centre, entertainment precinct, Mater Hospital and Lady Cilento Hospital. Great transport options, with City Bus stop across the park and easy access to the University of Queensland via City Cat, along with school catchments of Brisbane State School and Brisbane South State Secondary College (BSSSC).

Ideal for the first home buyer wanting to get out of the rental cycle; perfect for the downsizers wanting the lifestyle; a great investment close to every convenience imaginable; or ideal for family with children attending University, they can jump on the City Cat, a bus, or a bike to get to University or work.

Currently tenanted until 25/01/2024 at \$500 per week.

Features of 21/21-25 Dudley Street at a glance:

- Conveniently located in the Riverfront complex, opposite parks
- 2 bedrooms, main with air-conditioning
- Modern kitchen
- Open plan living, opening out on to the balcony
- Balcony overlooking the Brisbane River
- Tiled floors throughout
- Single garage
- Internal laundry
- Resort style complex with swimming pool
- Great public transport, close to cafes, restaurants, South Bank & West End precincts, UQ, schools, hospitals

Body Corporate Information:

Sinking Fund Balance: \$73,434.41

Body Corporate Fees: \$873.49 / qtr

This property won't last long, contact Jess Tudman today to discuss further.



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## More About this Property

<b>Property ID</b>	1AFJH31
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Pool Balcony Built-in-Robes Secure Parking Air-conditioning Pool River Views Balcony CityCat Bus Garage Room for Dishwasher Gas Cooking

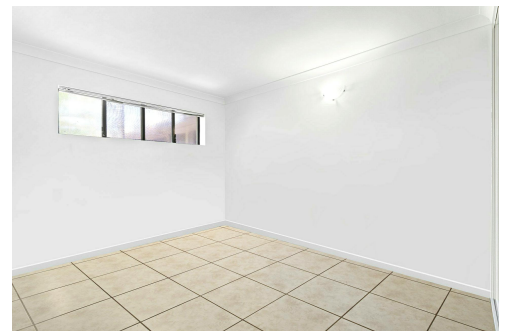
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21/21-25 Dudley Street HIGHGATE HILL



Internal

64m<sup>2</sup>

External

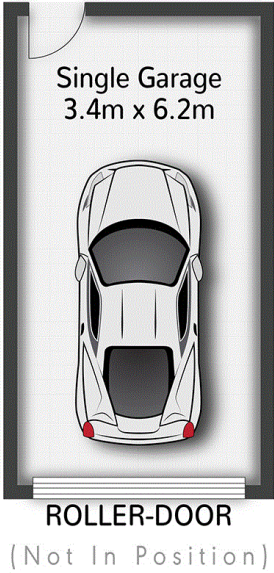
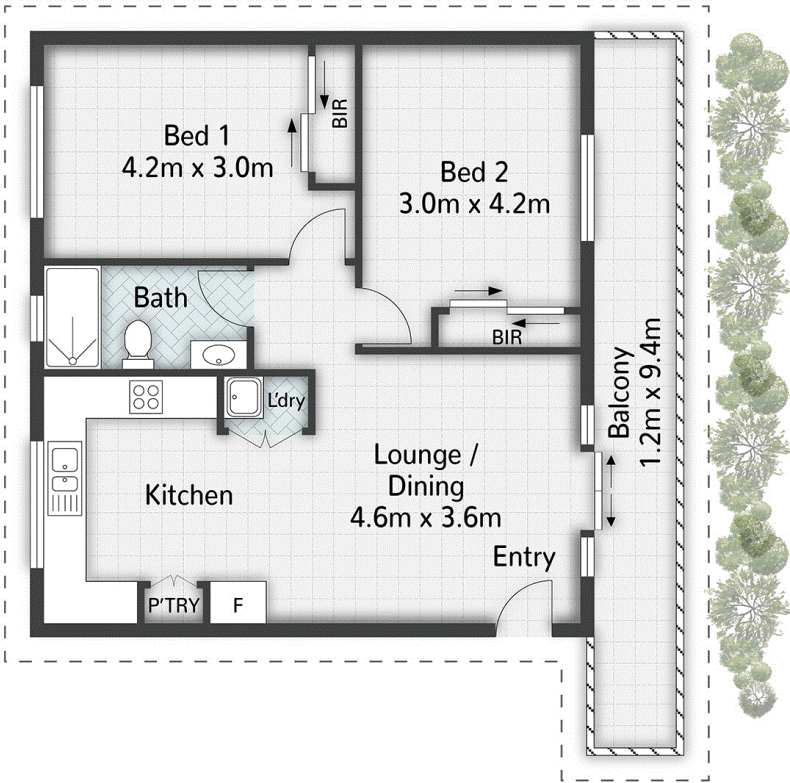
37m<sup>2</sup>

2 Bed

1 Bath

1 Car

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DISCLAIMER | Plans are shown for marketing purposes only. All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.



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