

Holland Park West, 3/33 Yuletide Street

SOLD BY NICK BOWEN

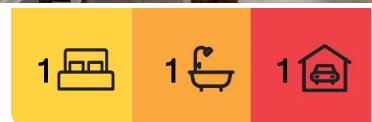
3/33 Yuletide Street in Holland Park West offers the perfect first home, bachelor/ette pad or investment property where no stone has been left unturned; from tip-to-toe this property has been lovingly restored with fresh paint throughout, inside and out, as well as new flooring, window furnishings, light fittings and ceiling fans.

Sweet dreams are made of these:

- Body Corporate: \$611.55 / qtr (admin, sinking fund + insurance)
- Brisbane City Council Rates: \$388.75 per quarter
- Currently Vacant possession
- Freshly painted inside and out
- New flooring throughout
- New light fittings and ceiling fans
- Security screens on all doors and windows
- Small complex of 4



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
Please Call

View
ljhooker.com.au/1BFFH31

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LJ Hooker Annerley | Yeronga |
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Perched in an elevated street, surrounded by lush foliage, the unit provides a private, oasis-like atmosphere with lovely filtered morning sunlight from the north warming the lounge and bedroom. Security screens are fitted to every door and window, boosting the sense of security in what is an already comfortable complex of only 4 properties; 3 located down an immaculately kept driveway with privacy hedging and low-maintenance gardens.

The flooring throughout the property is a laminate plank timber-look product that is neutral in colour, easy to keep clean and is durable. The through-breezes throughout the home help keep it cool in summer with the added bonus of new ceiling fans in both the lounge and bedroom.

A large built-in-robe assist with comfort in the bedroom, which is oversized with ample space for a king bed and study desk. The bathroom is centrally located with louvres for ventilation, crisp white tiling and mirrored cabinets for added storage.

The laundry space is separate for unit 3 and located under the building with plenty of room for additional storage. Garaging is available for 1 car, which has been amended here to provide secure lock up access, or could instead be utilized as a large storage room.

Yuletide Street is a location that is convenience rich, in a hub of all things we've come to love in today's lifestyle; leave your car at home and walk a few doors down to the Holland Park Hotel, Attawah Seafood, Swich Espresso or The Rare Pear. Public transport will have you in the city in no time with bus stops at the end of the street, St Joachims Primary two doors down, C&K kindergarten within walking distance and Holland Park State School easily accessible. The Pacific Motorway and South East Busway are also just a hop, skip and a jump away.

Call Nick Bowen today to arrange your private inspection, or you might just miss out!

More About this Property

Property ID	1BFFH31
Property Type	Apartment
Including	Balcony Built-in-Robes Secure Parking

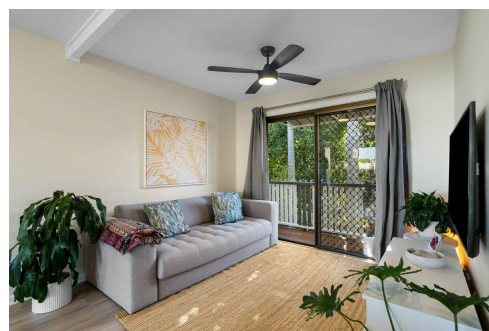
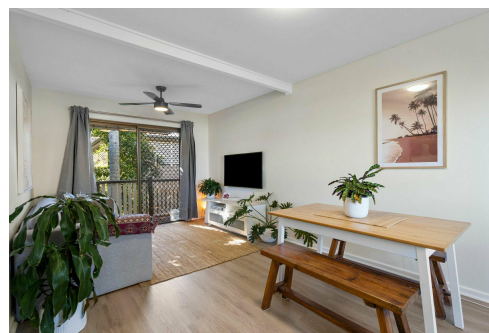
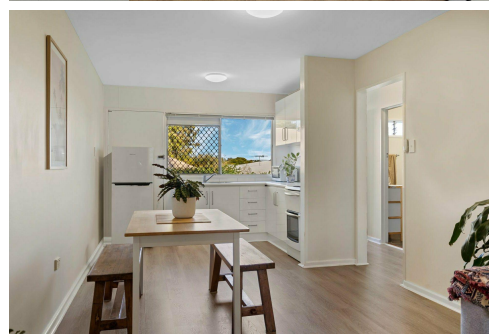
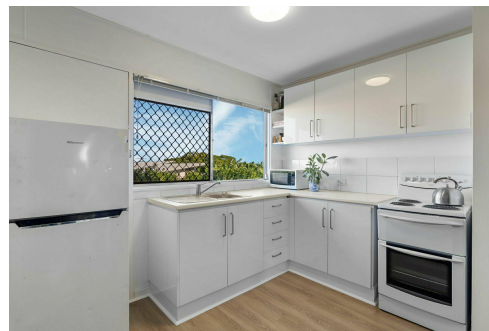
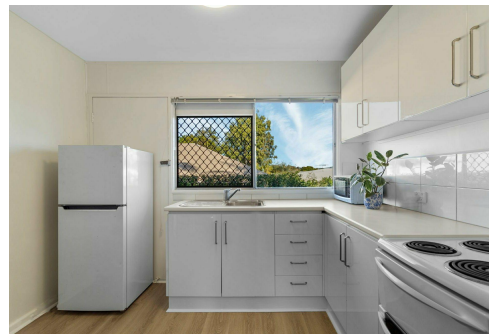
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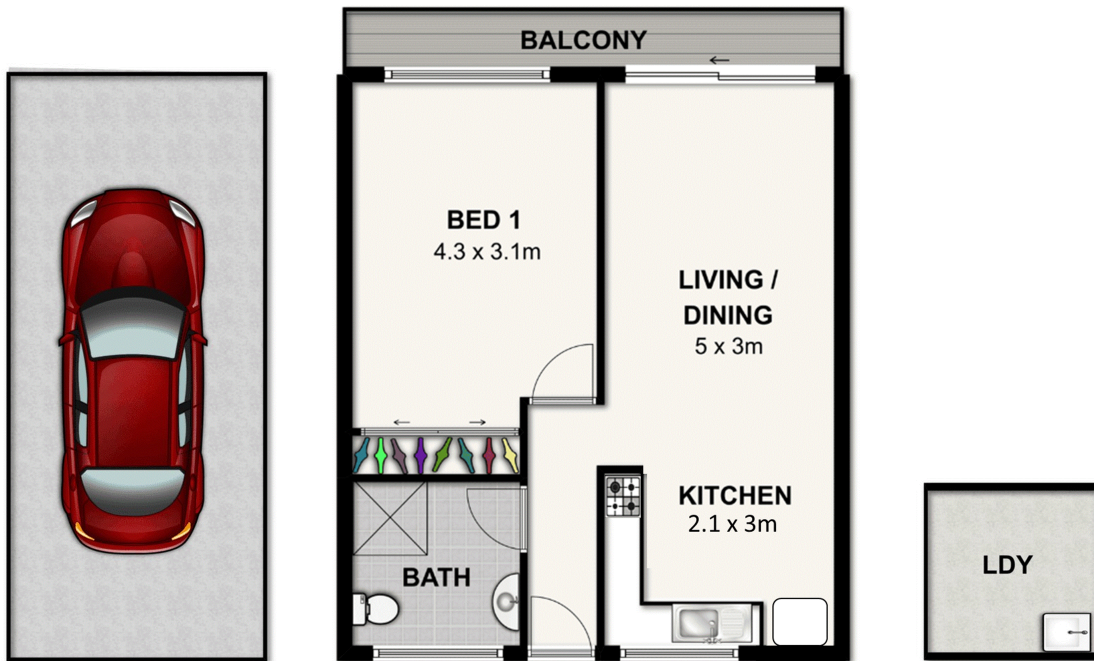
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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.



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