



## Kedron, 8/81 Stafford Road

### TOP FLOOR BACK OF THE BLOCK!

This well appointed 2-bedroom unit is situated within one north Brisbane's most sought after locales, providing a lifestyle filled with convenience and an endless array of shopping and entertainment venues that cannot be compared at this price point.

Perfectly suited for first home buyers or savvy investors alike, this unit provides the perfect gateway to entering into the ever growing suburb of Kedron and it's surrounds. Featuring a well equipped kitchen with ample storage space, a sizable living and dining area, and two bedrooms both of which are equipped with built-ins and ceiling fans.

#### FEATURES:

- + Recently repainted internally throughout.
- + Well equipped kitchen with a large amount of storage space.
- + Spacious living and dining area.
- + Split-system A/C in the main living.



**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.

**SOLD**

2

1

2

**For Sale**  
OPEN TO OFFERS!

**View**  
[ljhooker.com.au/1DBWF4N](http://ljhooker.com.au/1DBWF4N)

**Contact**  
**Dean Hamilton**  
0400 799 447  
[dean.hamilton@ljhooker.com.au](mailto:dean.hamilton@ljhooker.com.au)  
**Harry Harris**  
[harry.harris@ljhooker.com.au](mailto:harry.harris@ljhooker.com.au)

**LJ Hooker Stafford**  
**(07) 3357 1888**

- + Carpeted and tiled flooring throughout.
- + Spacious primary bedroom with a built in-robe and ceiling fan.
- + Carpeted and tiled flooring throughout.
- + Neat and tidy bathroom.
- + Easy access to public transport via Stafford and Gympie Rd.
- + Only a five minute drive to Westfield Chermerside.
- + BC Fees \$2480 per year, \$24,508 last financial years balance.

Call Dean and Harry today for the sales report and rental appraisal! As this home will not last long!

## More About this Property

<b>Property ID</b>	1DBWF4N
<b>Property Type</b>	Unit

### Dean Hamilton 0400 799 447

Independent Contractor - Dean H Pty Ltd | dean.hamilton@ljhooker.com.au

### Harry Harris

Sales Associate to Dean Hamilton | harry.harris@ljhooker.com.au

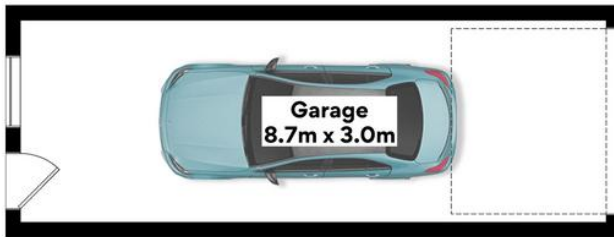
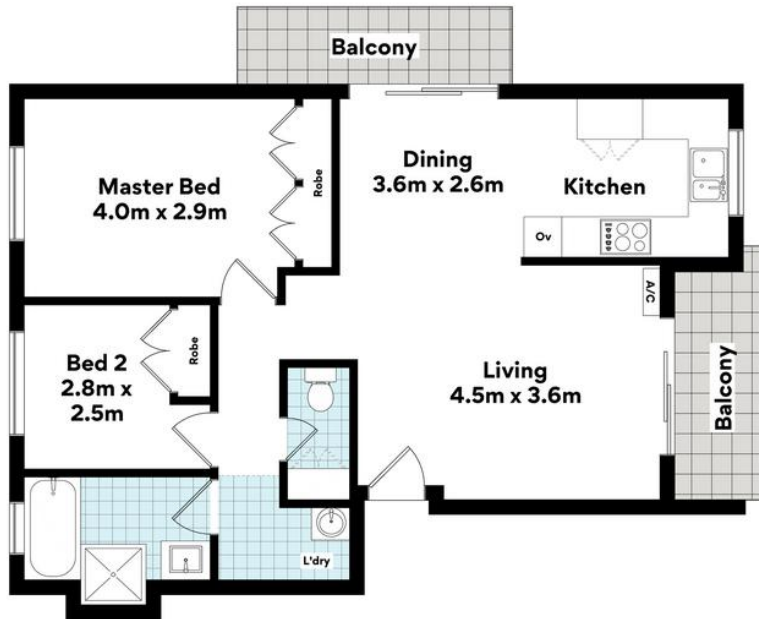
### LJ Hooker Stafford (07) 3357 1888

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8/81 Stafford Rd,  
Kedron



**FLOOR AREA SIZES**

Internal	72.6m <sup>2</sup>
External	9.5m <sup>2</sup>
Garage/Storage	26.1m <sup>2</sup>
<b>TOTAL</b>	<b>108.2m<sup>2</sup></b>

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