

## St Lucia, 1/260 Sir Fred Schonell Drive

Sold by Eddie Singh - 0450 534 643

Desirable locales are always in high demand, and this property checks all the right boxes!

Nestled within a quaint enclave of just 8 apartments, this dwelling offers a remarkable investment prospect for those in pursuit of both a premium setting and ample living space. Tucked away at the rear of the complex, this 4-bedroom abode exudes an aura of tranquility and seclusion.

Superbly located at the entry to the University of Queensland. This is your opportunity to seize this unique property and reap the benefits of a superb location, lucrative rent income or move in and make it your home and rent out a room for extra income.

The airy open-plan living/dining zone, adorned with sleek tiled flooring, basks in an abundance of natural light and seamlessly transitions to an expansive balcony, perfect for hosting gatherings or simply relishing quiet moments. Each bedroom is generously



**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**  
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**LJ Hooker St Lucia**  
**(07) 3371 2126**



appointed with built-in wardrobes, while the ground floor presents the versatility of either a utility room or an additional bedroom.

Conveniently positioned, residents enjoy swift access to a myriad of local amenities, from boutique shops and cozy cafes to scenic riverside pathways and a plethora of transportation options, including the CityCat ferry service. Situated in close proximity to the esteemed University of Queensland, this locale caters seamlessly to both scholarly pursuits and everyday conveniences.

#### Highlighted Features:

- Expansive balcony, perfect for outdoor enjoyment
- Serene leafy vistas create a tranquil ambiance
- Single lock-up garage ensures secure parking
- Brand new Ducted air conditioning ensures year-round comfort
- Secure complex, boasting a private entrance
- Bright and inviting living and dining area
- Low-maintenance tiled living spaces paired with plush carpeted bedrooms
- Security screens provide added peace of mind
- Complex comprises 8 distinctive units
- Visitor parking provisions available
- Construction date: 1998

**Disclaimer:** While we have strived to provide accurate information, buyers are urged to conduct their own research and due diligence before making any decisions. Details presented are subject to change, and it's essential for buyers to verify all aspects of the property independently

Whether you're contemplating a savvy investment venture or seeking a new abode for personal residence, this exceptional opportunity is one not to be overlooked.

## More About this Property

<b>Property ID</b>	17XHYT
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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ST LUCIA

147m<sup>2</sup>

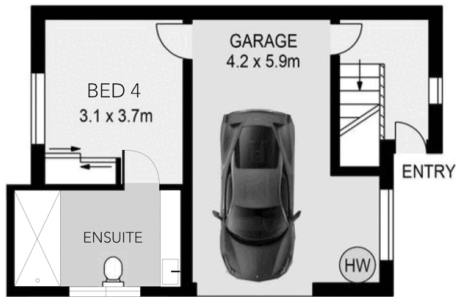
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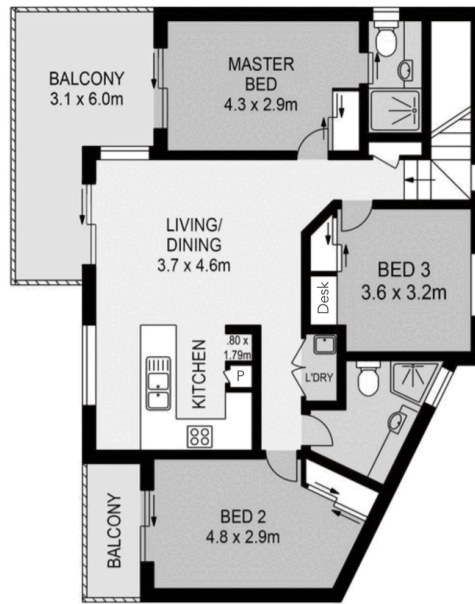
1

Total: 164m<sup>2</sup>

NOTE: Every precaution has been taken to verify the accuracy of the floor plan details. However, prospective purchasers are advised to make their own enquiries.



GROUND FLOOR



FIRST FLOOR