

## Toowong, 12/77 Sherwood Road

### INVEST OR NEST - CONVENIENCE PLUS!

12/77 Sherwood Road in Toowong offers chance to secure a neat and tidy set and forget investment or a perfect pad to enter the market where every convenience you could imagine is right at your fingertips; leave the cars at home and walk to Toowong Village shopping centre, Brisbane Boys College, The Regatta Hotel or Boatshed, or walk to Toowong railway station, the Brisbane CityCat terminal or a bus stop on your doorstep, and commute quickly to the University of Queensland, Queensland University of Technology or beyond with ease!

#### KEY DETAILS:

- Currently vacant ; tenants have vacated
- Rental Appraisal: \$630 - \$650 per week approx
- Body Corporate Fees: \$1,087 per quarter
- Sinking Fund Balance: \$104,609.43 as at 2/7/25
- 1 of 16 units in block



**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**  
FOR SALE BY NEGOTIATION

**View**  
By Appointment

**Contact**  
**Nick Bowen**  
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**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**



- 97m2 total area

Inner-city living often means skimping on parking accommodation; here there are visitor spots for guests, but two dedicated car spaces for unit 12 as well; a car space tandem to a lock up garage, with additional storage space - often sought but rarely found.

Inside, new flooring throughout delivers move-in-ready atmosphere where hard-wearing laminate timber-look planks modernise the home through lounge, dining and kitchen spaces, while brand new carpets in a neutral light grey compliment comfort of the bedrooms.

While the apartment is compact in size, being top floor (2nd floor up one and a half sets of stairs only) it benefits from spectacular soaring ceilings helping keep the spaces cool in summer, boosting natural sunlight on the North-Eastern Corner and giving an additional sense of space.

The main bedroom is well lit with built-in wardrobes and its own ensuite bathroom, while bedroom two, again with built-in robes has immediate access to the main bathroom in the hallway, adjacent to a separate laundry cupboard.

Ensure peace of mind for your children living while at University, for your tenants, or for yourselves, where each window and door also has security screening, while in immediate proximity of all conveniences required to enjoy inner-city living here in Toowong.

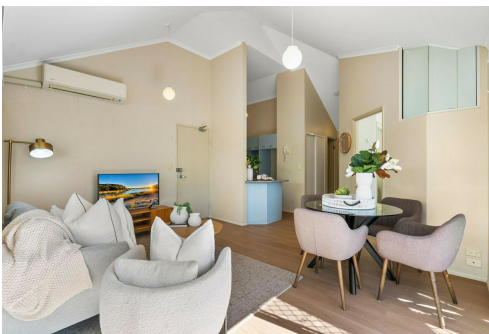
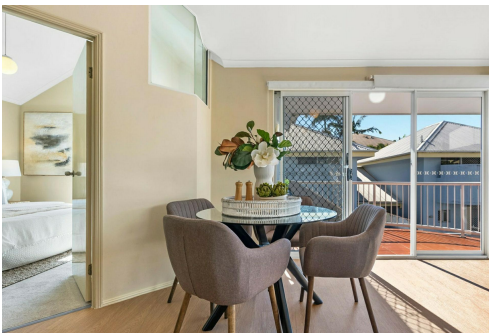
Contact Nick Bowen today to arrange your inspection, or you might just miss out!

## More About this Property

Property ID	1EXYH31
Property Type	Apartment
Including	Air Conditioning Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Nick Bowen 0417 871 042**  
Sales & Marketing Consultant | [n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

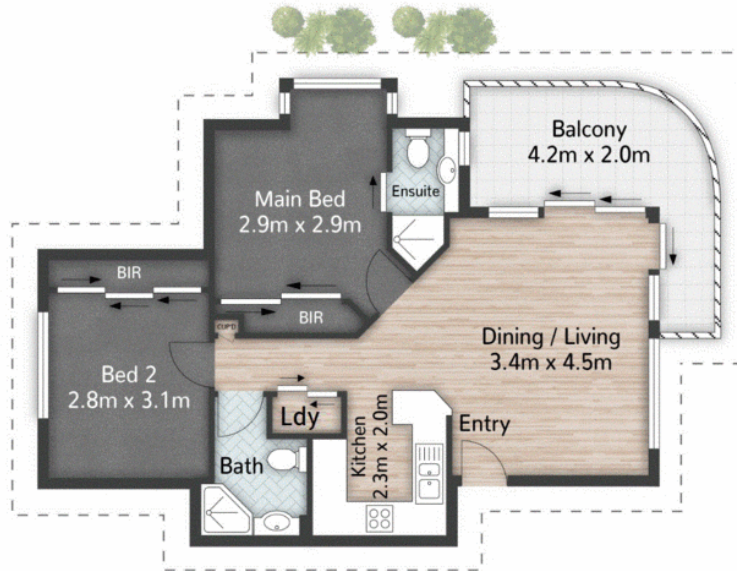
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Nick Bowen  
Property



Unit 12/77 Sherwood Road **TOOWONG**

Area:  
Internal: 61m<sup>2</sup>  
Balcony: 10m<sup>2</sup>  
Lock Up Garage: 26m<sup>2</sup>  
TOTAL: 97m<sup>2</sup>



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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