

3/6 Gregory Street, Toowong

## BOUTIQUE FIRST FLOOR N/E CORNER AT REAR OF COMPLEX

Positioned at the rear in a highly sought-after and ultra-convenient location on the north-east corner. Bathed in natural light this airy first-floor apartment presents an exceptional opportunity for first-home buyers, savvy investors, or anyone seeking a low-maintenance lifestyle within easy reach of every amenity. Only 2.4km to the University of Queensland and CBD.

Bathed in natural light and enjoying an elevated outlook, the spacious interior showcases an oversized open-plan living and dining area, creating a comfortable space to relax and entertain. The generously sized kitchen offers ample storage and functionality, making everyday living effortless.

Step outside to the private balcony, an inviting retreat ideal for alfresco dining, morning coffee, or simply unwinding while taking in the leafy surrounds.

The accommodation comprises two well-proportioned bedrooms, both featuring built-in wardrobes and a neat and well-maintained bathroom

2 🏠 1 🚿 1 🚗

**FOR SALE**  
OFFERS

**VIEW**  
By Appointment

**AGENTS**  
Richard Mirosch  
0414 512 776  
richard.mirosch@ljhooker.com.au

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

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.

 **LJ Hooker**

completes the apartment.

Combining comfort, convenience, and outstanding lifestyle appeal, this appealing apartment is ready to enjoy while offering excellent potential for future growth.

Best of all, the property is vacant and ready for immediate occupancy.

Features:

- North-east corner of a boutique complex of only 6 apartments
- Bright and spacious open-plan living flowing onto a private balcony
- Functional kitchen with ample cupboard space
- Tidy bathroom with bath
- Huge main bedroom with built-in wardrobes
- Views towards the CBD
- " Oversized lock-up garage with additional storage space
- " Estimated rental return of \$600—\$625 per week
- Body Corporate \$4710 per annum and includes \$38,800 in sinking fund
- " Convenient access to the CBD at only 5km
- " Only 1 km Auchenflower railway station, cafés and Regatta Hotel,
- So close to the University of Queensland at only 2.5km and public transport

Owned by the same family since 1970 and this property must be sold.....so inspect before it's too late.

## MORE DETAILS

Property ID	1F2JF4N
Property Type	Apartment
House Size	124 m2
Land Area	855 m2
Including	Toilets (1) Outdoor Entertaining Built-in-Robes

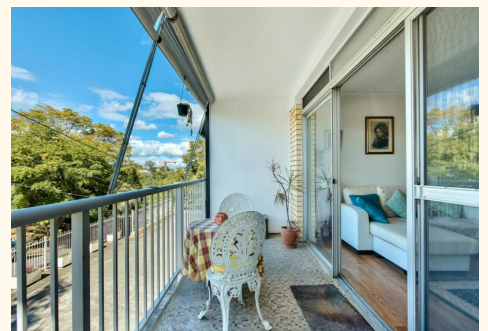
**Richard Mirosch 0414 512 776**

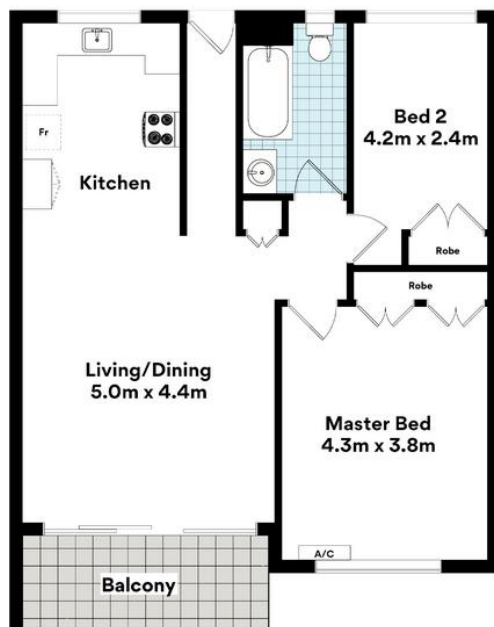
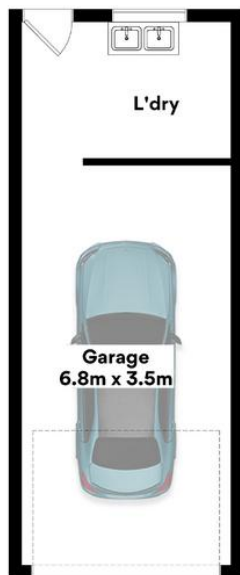
Principal | richard.mirosch@ljhooker.com.au

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

205 Stafford Road, STAFFORD QLD 4053

stafford.ljhooker.com.au | stafford@ljhooker.com.au





3/6 Gregory St,  
Toowong



**FLOOR AREA SIZES**

Internal	78.1m <sup>2</sup>
External	6.8m <sup>2</sup>
Garage/L'dry	39.1m <sup>2</sup>
<b>TOTAL</b>	<b>124.0m<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 primepixels.com.au