



West End, 10/16-22 Martinez Avenue

Welcome to your dream home in the heart of West End!

This beautifully appointed 2-bedroom unit offers a perfect blend of modern living and serene surroundings, making it an ideal retreat for first-time buyers, downsizers, or savvy investors.

Enjoy a generous 114 sqm of living space, thoughtfully designed to maximize comfort and functionality. The open-plan layout creates a seamless flow between the living, dining, and kitchen areas.

Two well-sized bedrooms featuring built-in robes provide ample storage and a cozy atmosphere, perfect for relaxation after a long day.

The well-appointed bathroom is designed with modern fixtures and finishes, ensuring a refreshing start to your day.

Stay comfortable year-round with split system air conditioning, ensuring a cool retreat during the warmer months.

Step out onto your private balcony, where you can soak in the stunning water views and enjoy your morning coffee or evening sunsets. The unit also provides access to a fantastic



For Sale

Offers over \$320,000

View

ljhooker.com.au/3N0HWK

Contact

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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.

inground pool, perfect for those hot summer days.

Say goodbye to laundromats with your own internal laundry, making chores a breeze.

Enjoy peace of mind with secure parking, providing easy access to your unit while keeping your vehicle safe.

Nestled in the vibrant West End community, this unit offers not just a home, but a lifestyle.

Enjoy easy access to local cafes, restaurants, and shops, all within walking distance. With public transport options nearby, commuting to the city or surrounding areas is a breeze.

Don't miss this opportunity to own a piece of paradise in West End! Whether you're looking for a stylish home or a solid investment, this unit ticks all the boxes.

Contact us today to arrange a viewing and make this property your own

Rates

Body Corporate Fees Gross \$3660.63 per half year, discounted \$2928.50 if paid by due date

Rented to 3/4/25 at \$18,720 per year

More About this Property

Property ID	3N0HWK
Property Type	Unit
House Size	114 m2
Land Area	114 m2
Including	Air Conditioning Toilets (1) Pool Balcony Dishwasher Built-in-Robes Secure Parking

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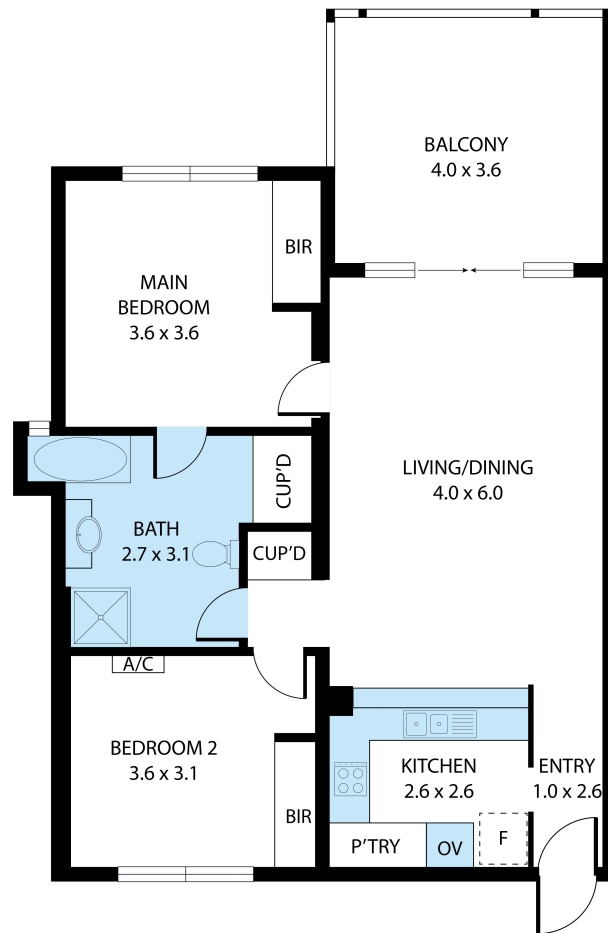
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10/16-22 Martinez Avenue, West End, QLD, 4810
TOTAL APPROX. FLOOR AREA 91 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

ENTRY : 3 SQ.M
LIVING : 71 SQ.M
BALCONY : 14 SQ.M
TOTAL AREA : 91 SQ.M