

Woolloongabba, 10/17 Carl Street

Convenient Location, Modern Apartment with Large Communal Terrace

Body Corp Fees - \$1300pq

Rates - \$450pq approx

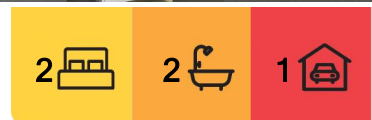
Tenanted until Feb 2025.

Located on the second level, Unit 10 offers an excellent investment opportunity or ideal inner-city home. Situated within a contemporary building just 7 years old, its stylish facade is complemented by a rooftop terrace boasting stunning views of Brisbane City. The terrace provides space for exercise, a BBQ area, and a large outdoor setting perfect for entertaining.

Upon entry, you are greeted by a spacious central hallway leading into a generously sized open-plan living and dining area, which seamlessly extends to an outdoor balcony. The full-sized kitchen features an island bench, quality appliances, and ample storage. The



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
Offers Over \$599,000

View
ljhooker.com.au/1DV6H31

Contact
Brock Ward
0402 378 719
b.ward@ljhookerproperty.com.au
Nick Bowen
0417 871 042
n.bowen@ljhookerproperty.com.au

LJ Hooker Annerley | Yeronga | Salisbury
(07) 3848 7369

island bench doubles as a breakfast bar, with enough space in the main living/dining area for a dining table or study nook.

Two well-proportioned bedrooms benefit from split system air conditioners and ceiling fans. The bathrooms showcase modern design with large vanity sinks and luxurious wet room style showers featuring waterfall shower heads. The main bedroom, with direct access to the balcony, includes a built in in robe and an en-suite, offering a private retreat area.

Unit 10 is located in the heart of Woolloongabba's thriving apartment market, with Buranda Village just a short walk away and Buranda bus and train station conveniently within 500 meters. The nearby PA Hospital and upcoming Buranda Medical Precinct further enhance the area's appeal. With the excitement surrounding the upcoming Olympics, this location presents an exceptional investment opportunity.

For more information or to schedule a viewing, please contact selling agent Brock Ward today.

- Modern Apartment
- 8 Year Old Building
- Walking Distance to Buranda Village
- Large Communal Terrace
- Two Bathrooms
- Lock Up Garage

More About this Property

Property ID	1DV6H31
Property Type	Unit
House Size	70 m ²

Brock Ward 0402 378 719

Sales & Marketing Consultant | b.ward@ljhookerproperty.com.au

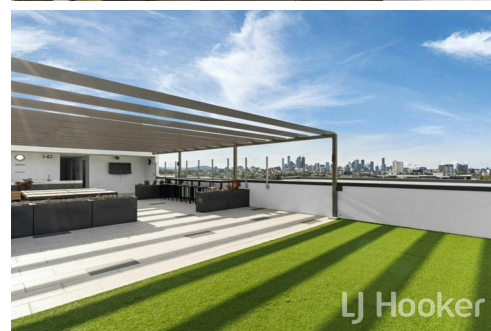
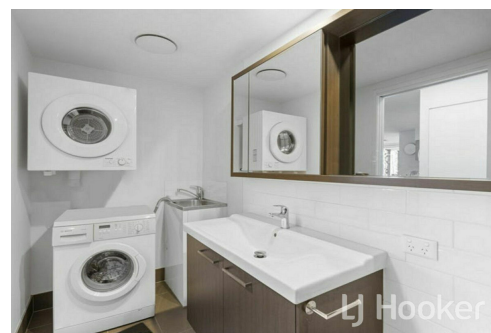
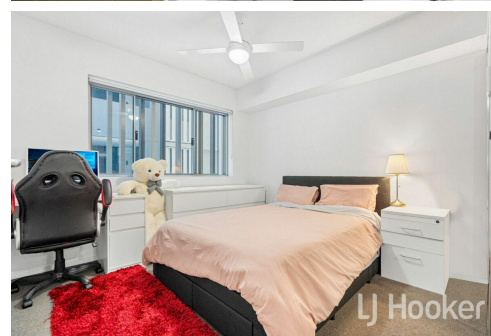
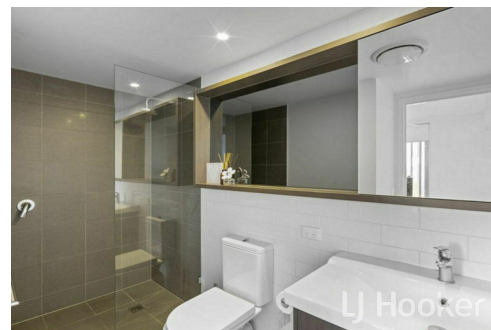
Nick Bowen 0417 871 042

Sales & Marketing Consultant | n.bowen@ljhookerproperty.com.au

LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

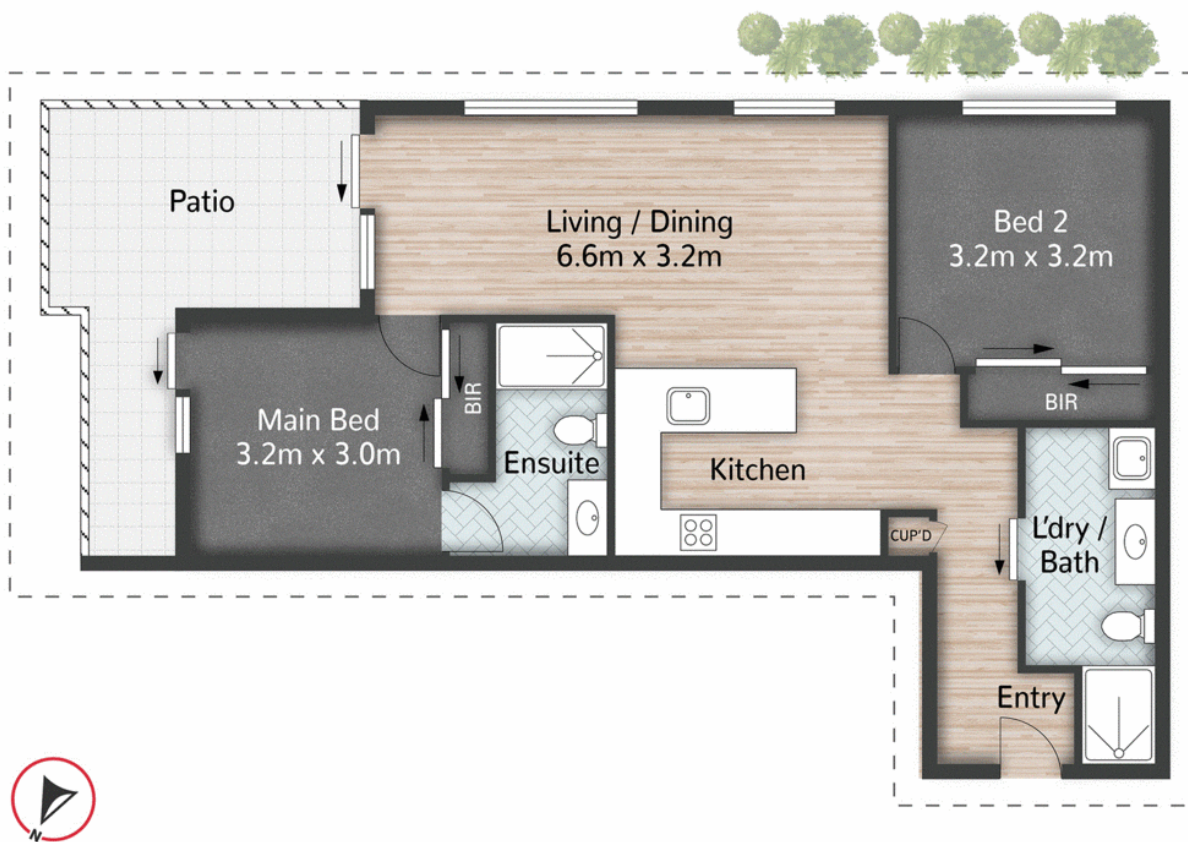
443 Ipswich Road, ANNERLEY QLD 4103

annerleyyeronga.ljhooker.com.au | admin@ljhookerproperty.com.au



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.

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



WOOLLOONGABBA

2 | 2 | 70m²

LJ Hooker

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

LJ Hooker

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.

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