



## Woolloowin, 1/14 Balmain Street

Worth Waiting For!

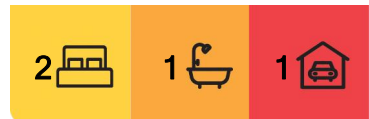
Too late for Riverfire this year but next year - the party will be in your huge, exclusive courtyard! With views of the City you'll have more friends than you can handle!

Step inside and you'll love the cool tropical feel with hard floors through the living areas and soft carpets underfoot in the bedrooms.

Enjoy the security of internal access from the garage, rainy days are no challenge and returning home from shopping - also a breeze!

Light streams through the large windows and you'll love the exposure to the north, east and south with protection from the west - what could be better!

Living in Woolloowin offers so many options. Catch the train at Woolloowin station just down the road. Meet your friend for a quiet drink at the bar on the corner, grab supplies at



**For Sale**  
Offers in the High \$500,000's

**View**  
[ljhooker.com.au/2B1HXX](http://ljhooker.com.au/2B1HXX)

**Contact**  
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**LJ Hooker Clayfield**  
**(07) 3262 2434**

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the convenience store or jump in the car and you can be at Lutwyche Central in 5 minutes!

Currently tenanted until June next year and returning \$470 per week, you can purchase now and avoid the price increases - collect the rent and move in after the lease expires - 10 months to wait - it will pass in a blink!

Spend your time planning how you'll utilise that exclusive use courtyard once you move in - google some gardening sites and before you know it you'll be boasting to all your friends of your achievements.

Ground floor units are pretty rare, so don't miss this opportunity!

## More About this Property

**Property ID** 2B1HXX

**Property Type** Unit

**Judith Crawford 0412 878 146**

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