



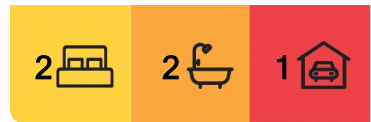
## Zillmere, 5/14 Battersby Street

Stylish & Spacious Apartment on N/E Corner

Positioned in the north-east corner at the front of a boutique complex of 10, this light-filled two-bedroom apartment offers a perfect blend of space, modern living, and everyday convenience. Designed with functionality and comfort in mind, the home boasts contemporary finishes throughout and perfect for the investor or owner occupier.

### Key Features:

- \* Two Generous Bedrooms: Master includes a built-in robe, ensuite, and direct access to the expansive covered deck.
- \* Light filled living: Spacious, tiled living and dining area with a seamless flow to the outdoor entertaining space.
- \* Climate Control: Split-system air conditioning in the main living area and ceiling fans in both bedrooms.
- \* Well appointed kitchen: Stone benchtops, stainless steel dishwasher, and plenty of



**For Sale**  
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cupboard space.

Modern Bathrooms: Both bathrooms feature modern finishes; the main includes an internal laundry for added convenience.

\* Private Outdoor Living: Large, covered north-east facing deck, perfect for year-round entertaining.

\* Currently rented at \$560 per week

Additional Features:

Carpeted bedrooms

Single remote lock-up garage

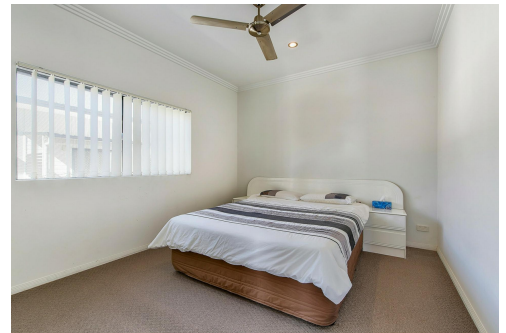
Boutique complex of only ten apartments

Body Corporate Fees: \$3120 per year plus insurance \$1,191.60

Sinking Fund Balance: \$91,750.90 as at 31/10/24

Location:

Ideally located in the heart of Zillmere, you'll enjoy easy access to public transport, local shops, parks, schools, and all the lifestyle conveniences this growing suburb has to offer.



## More About this Property

<b>Property ID</b>	1DR6F4N
<b>Property Type</b>	Apartment
<b>House Size</b>	121 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes

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## 5/14 Battersby St, Zillmere



### FLOOR AREA SIZES

Internal	80.4m <sup>2</sup>
External	20.1m <sup>2</sup>
Garage/Storage	20.8m <sup>2</sup>
<b>TOTAL</b>	<b>121.3m<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.

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