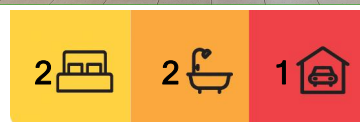


Zillmere, 6/45 Birdwood Street

SPACIOUS LIGHT FILLED APARTMENT IN BOUTIQUE COMPLEX !

This spacious two-bedroom apartment is positioned conveniently within Zillmere and the suburbs surrounding shopping venues and public transport. The property features two spacious bedrooms, with the master with ensuite, built-in robe and opens out to the spacious deck. Moving out into the spacious living area you will find that it features a split-system A/C, making this property perfect for those hot summer days. The area is fully tiled and open planned, with the design and layout of the apartment following contemporary standards despite being built in 2010.

The kitchen of this property is where the home really shines, with the area featuring stone bench tops, dishwasher and a more than ample amount of storage space. Both bathrooms within the property are also fitted to modern specifications, with the main bathroom also featuring an internal laundry area.



For Sale
OFFERS

View
ljhooker.com.au/1BZ4F4N

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.

LJ Hooker Stafford
(07) 3357 1888

FEATURES:

- * Master opening to balcony plus ensuite and robe
- * Spacious open planned tiled living, kitchen, and dining area.
- * Split-system A/C in main living area and ceiling fans in bedroom.
- * Spacious covered deck that opens out into both the master and main living.
- * Modern kitchen featuring stone bench tops, dishwasher, and ample storage space.
- * Fully tiled with carpet in bedrooms
- * Single lock-up garage with remote
- * Body Corporate Fees \$2730 per year (Including insurance)
- * Sinking fund balance 1st April 2024: \$25,047.61
- * Internal laundry.
- * Boutique complex of 6.
- * Vacant and ready to move into with rental potential of \$575 per week
- * Convenient location within the heart of Zillmere.



More About this Property

Property ID	1BZ4F4N
Property Type	Apartment
House Size	105 m²
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Built-in-Robes

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**6/45 Birdwood St,
Zillmere**



FLOOR AREA SIZES

Internal 83m² | External 22m²

Garage 19m²

TOTAL 124m²

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 primapiex.com.au