

**115/120 Uxbridge St, Grange, QLD, 4051**



**Apartment For Sale**

Thursday, 14 November 2024

115/120 Uxbridge St, Grange, QLD, 4051

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Spacious Ground-Floor Living with Kedron Brook Access

Located directly on Kedron Brook within the highly sought-after Hermitage Gardens, this ground-level apartment offers an enviable lifestyle on lush Kedron Brook Parklands. Perfectly designed for comfort and convenience, this residence features two spacious bedrooms, a modern bathroom, and an open-plan living area that seamlessly flows to the private courtyard and garden. Enjoy the tranquillity of parkland living while being just moments from urban conveniences in a secure complex and a low maintenance apartment for easy living.

- Ground-floor position with private courtyard
- Private gate to Kedron Brook Parklands
- Open-plan living and dining spaces
- Modern kitchen with ample storage, oven and electric cooktop
- Two generously sized bedrooms with built-in robes
- Air-conditioning in main living and ceiling fans in bedrooms
- Well-appointed bathroom with separate tub and shower
- Bright interiors with plenty of natural light
- Secure complex with landscaped gardens and two pools
- Designated car space for easy parking
- Quiet, peaceful location with a community feel
- Small dogs permitted on application
- Body corporate fees of \$1,404.27 per quarter
- Council rates of \$506.70 per quarter

Located in the heart of Grange, this apartment provides the perfect balance between city convenience and suburban serenity. Enjoy weekend strolls or bike rides along Kedron Brook Parklands, grab a coffee at one of the many nearby cafes including Husk and Windsor House or explore the boutique shops in Wilston Village. With excellent transport options, including easily accessible bus routes and the nearby Airport Link & Clem Jones Tunnels, you're just a short commute from the Brisbane CBD. Grange is a vibrant suburb known for its family-friendly atmosphere, lush green spaces, and proximity to great schools. Everything is right at your doorstep for convenience and lifestyle opportunities.