

1402/48 Jephson Street, Toowong, QLD, 4066



Apartment For Sale

Tuesday, 31 December 2024

1402/48 Jephson Street, Toowong, QLD, 4066

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

Modern 2 bedroom 1 MPR apartment Located in Heart of Toowong

Situated in the Illumina complex at Toowong. This spacious 2 bedroom apartment offers all the comfort and convenience of this central Toowong location. Toowong benefits from its location close to the river with river walks and bike pathways accessing the city, University of Queensland, nearby primary and secondary schools, Toowong Shopping centre and nearby parks and the green and leafy environments of this suburb for a pleasant relaxing urban environment. The access to trains and the city cats on the river allows for very convenient access to the many facilities of the nearby city. Local bars and restaurants are also a short walk away. The Botanic Gardens of Mt Cootha are another nearby environmental asset for your relaxation.

The building boasts a rooftop terrace featuring an infinity-edge swimming pool, barbecue facilities, and an entertaining area, all with breathtaking city and river views. Residents of the building can enjoy exclusive access to a range of amenities, including a fully equipped gym, swimming pool, and BBQ area. Enjoy the convenience of an on-site concierge and secure parking for your vehicle.

Located just moments away from Toowong Village, you'll have an array of cafes, restaurants, and shops right at your doorstep. With easy access to public transport, the University of Queensland, and the Brisbane CBD, this apartment offers the ultimate in convenience and lifestyle. This apartment currently vacant and ready to move in after settlement,

Property highlights:

- Spacious layout: Designed for comfort and functionality.
- 2 generous size bedrooms, master room with unsuits .
- 1 good size multi propose room can be used for study, media room or formal dining room.
- 5-star complex amenities: The building boasts a rooftop terrace featuring an infinity-edge swimming pool, barbecue facilities, and an entertaining area, all with breathtaking city and river views.
- Rental appraisal: Estimated rental income of \$850-\$950 per week.
- Council rate Approximately \$1,600 per year.
- Water rate Approximately \$800 + usage per year.

- Body corporate fees: Approximately \$133 week / \$6,916 Per Year.

Location highlights:

- 1 minute to Toowong Village and Toowong train station
- 5 minutes to Indooroopilly shopping centre
- Less than 10 minutes to Brisbane CBD
- 1 minute to Brisbane Boys' College
- 7 minutes to Indooroopilly State High School
- 11 minutes to St Peters Lutheran College
- 7 minutes to The University of Queensland (UQ)
- 10 minutes to Queensland University of Technology (QUT)

Don't miss this opportunity to secure your own piece of luxury living in Toowong! Contact us today to arrange a private inspection or attend our open homes, to experience the lifestyle you deserve.

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