

**43/280 Grand Avenue, Forest Lake, QLD, 4078**



**Apartment For Sale**

Monday, 28 October 2024

43/280 Grand Avenue, Forest Lake, QLD, 4078

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Location Location! Perfect for Homeowners & Investors

**\*\* More photos to come\*\***

Welcome to 43/280 Grand Avenue, a beautifully well presented ground level apartment that offers modern living and convenience in a secure gated complex. This much sought after apartment is ideal for downsizers, First Home Buyers or the astute investors.

Features includes:

- ☐ 3 Good Size Bedrooms ☐ New carpet & built-in robes for ample storage
- ☐ Main Bedroom ☐ Complete with an ensuite, air conditioning, and a private balcony for relaxation
- ☐ 2 Bathrooms.
- ☐ Modern Kitchen ☐ Equipped with contemporary appliances, a dishwasher, a double sink, and new cooktop and stove
- ☐ New Dimming Lights ☐ Controlled by switches for customizable lighting
- ☐ 2 New Air Conditioners and 1 New Fan ☐ For year-round comfort
- ☐ Open Plan Living ☐ Opens out to a second balcony, perfect for enjoying the outdoors
- ☐ New Plantation Blinds and Curtains ☐ Adding a fresh, modern touch to the interiors
- ☐ Freshly Painted Rooms ☐ Creating a bright and inviting atmosphere
- ☐ 2 Car Allocated Bays ☐ Including a lock-up storage room for added convenience
- ☐ Very Secure Gated Complex ☐ Providing a safe environment
- ☐ In-Ground Communal Pool ☐ Perfect for leisure and relaxation
- ☐ Body Corporate Fees ☐ Approximately \$52 per week
- ☐ Brisbane City Council Rates ☐ Approximately \$430 per quarter
- ☐ Potential Rent ☐ Approximately \$550 to \$600 per week

This lovely apartment offers an excellent opportunity for those looking for a low maintenance and secure living environment, also conveniently located close to amenities and public transport.

For further details or to arrange a viewing, contact Leisa Le at 0402 732 437 or David Tarrant at 0491 216 636.