

3/11 Stamford St, Yeerongpilly, QLD, 4105



Unit For Sale

Sunday, 3 November 2024

3/11 Stamford St, Yeerongpilly, QLD, 4105

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Jane Elvin
0408344417



Nick Morrison

MORE TOWNHOUSE THAN UNIT!

Property Information:

Body Corporate Fees: \$965.50/quarter

BCC Rates: \$506.70/quarter

Sinking Fund Balance: \$81,269.65

It is our pleasure to bring the unique offering of 3/11 Stamford St Yeerongpilly to market. Located at the rear of the complex on the first floor with a separate staircase to a private courtyard, showcasing approx. 50m² of covered outdoor entertaining and your own double, side by side lock-up garage.

Upon entry you are greeted by the light filled, air-conditioned open plan living which flows seamlessly through to the oversized undercover alfresco, with both outdoor dining and lounging, it is sure to become a much-enjoyed extension of your living. Entertainment will always be a breeze with the alfresco area and private courtyard, but also this unique layout is ideal for pets and children. The stylish kitchen offers plenty of cupboard & bench space, modern appliances, dishwasher & island bench.

Back inside the main bedroom is air-conditioned and opens on to the balcony, complete with an ensuite and built-in wardrobe. The 2nd bedroom is nicely separated, offering privacy when needed with a built-in wardrobe and direct access to another balcony offering great light and airflow and a place to relax. The main bathroom with floor to ceiling tiles has a shower over bath, positioned beside the separate laundry, neatly tucked away in a cupboard.

Complete the package with a rare side by side double, lock up garage with remote access and 2.4 mtr clearance , room for storage, with side access to the courtyard and you have the perfect home or investment for the future.

Ideally positioned within walking distance to the upgraded, state of the art, Yeerongpilly train station, bus stops, Yeronga State Primary School, Yeronga State High School, Queensland Tennis Centre, the exciting new development at Yeerongpilly Green with Woolworths, restaurants, and cafes. Brisbane Golf Club, hospitals, universities, private schools, shops, parks, and public transport are all at your doorstep. Yeerongpilly offers an outstanding lifestyle only 5km from the CBD.

Notable Features of 3/11 Stamford St Yeerongpilly at a glance:

- Air-conditioned open plan living & dining
- Stylish kitchen offers plenty of cupboard & bench space, modern appliances, dishwasher & island bench.
- Large, alfresco with room for both outdoor dining & outdoor lounge
- Courtyard with private stair entry & access from the garage
- Two bedrooms with built-in wardrobes, main bedroom with ensuite
- Main bathroom with shower over bath
- Separate laundry located beside the bathroom
- Split system air-conditioning
- Double, side by side lock up garage with extra storage
- Secure complex with intercom access
- Walk to train, bus, Yeerongpilly Green Shopping Centre, schools, parks
- Bike ride to the Green Bridge connecting you to UQ
- Easy access to hospitals, universities, private schools & the CBD

Call Jane Elvin or Nick Morrison to discuss this inner-city opportunity further.