

5/48 Lisson Grove, Woolloowin, QLD, 4030

Unit For Sale

Thursday, 14 November 2024

5/48 Lisson Grove, Woolloowin, QLD, 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Chrissy Arkininstall
0413802842

Nest or Invest! Superb Entry-Level Offering just 7kms from CBD

Chrissy Arkinstall of Harcourts Local presents 5/48 Lisson Grove, Woolloowin. Representing superb buying for first homeowners, professionals and investors alike, this well-positioned residence now invites inspection. Offering modern, light-filled interiors and boasting palatial proportions throughout, this property includes open plan living and meals spaces, a generous kitchen and a separate study nook - perfect for those who work from home. Two bedrooms and two bathrooms provide ample accommodation, the primary suite offering glass doors to the open-air east-facing balcony, which extends the length of the home.

Nestled within a quiet and well-maintained complex of eight, this property is complete with an internal laundry and a single remote-controlled garage. Tenanted until February 2025 at \$600 per week, this property is being sold fully furnished, with a comprehensive inventory list available on request. Whether an investment or primary residence, this property offers a location second-to-none, boasting cafés, restaurants and public transport services within walking distance. Local conveniences include Lutwyche Shopping Centre, Albion Hotel and the extensive Kedron Brook Bikeway, with quality schools and leafy parklands also within proximity.

Inclusions:

- Open-air balcony extending from the main living spaces
- Generous living and meals zones with open plan design
- Purpose-built study nook, ideal for those who work from home
- Modern kitchen with ample prep space, walk-in pantry and stainless-steel appliances
- Primary suite with walk-in-robe, private ensuite and glass doors to balcony
- Spacious second bedroom with mirrored built-in robes
- Guest bathroom and separate laundry space
- Split system air conditioning and ceiling fans
- Security screens and timber floorboards
- Secure single remote-control garage with storage
- Quiet and well-maintained complex of eight
- Within walking distance of local cafés, restaurants and Woolloowin Station
- Minutes from Lutwyche Shopping Centre and QLD Emergency Services Complex
- Moments from Kedron Park Hotel, Albion Hotel and the Kedron Brook Bikeway
- Positioned just 7kms from Brisbane CBD and 9kms from Brisbane Airport
- Easy access to transport options including bus, rail and the M7 Airportlink Tunnel

We welcome your inspection For enquiries, contact Chrissy Arkinstall on 0413 802 842.

Body Corporate:

Administrative Fund Contributions: \$2,031 approximately ANNUALLY

Sink Fund Contributions: \$1,968 approximately ANNUALLY

Sinking Fund Balance: \$101,394.24 as at 12th November 2024

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate. However "furniture" changes and enhancements have been made to the photos to respect the tenants privacy. We accept no responsibility for any errors, omissions or inaccuracies and it's important that any prospective purchasers make their own enquiry and view the property at hand to verify all information and detail attached to the property.