

6/125 Clarence Road, Indooroopilly, Qld 4068

Raymond

Unit For Sale

Tuesday, 7 January 2025

6/125 Clarence Road, Indooroopilly, Qld 4068

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



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LOW TO MID \$400,000'S

Inner city oasis - one of the few remaining inner-city units with ample private greenspace to enjoy. Nestled on the ground floor and at the rear of a well-maintained complex of 17 other units. This neat and tidy private apartment has been tastefully renovated and would be perfectly suited to a first-time buyer, folks looking to downsize, investors, or anyone else seeking a convenient and comfortable lifestyle. Inside features a fully renovated custom built kitchen featuring Caesarstone benchtops and 2-pac cupboards to the ceiling. There is generous fridge space, a bench-fitted gas cooktop and microwave / convection oven and dishwasher are included. The combined light-filled living / dining area is air-conditioned and opens out to private, lush outdoor courtyard / entertaining space providing plenty of lovely cross breezes and green views. The outdoor area features a removable shade sail to suit the seasons. The spacious master bedroom includes quality wool carpet, ample built-in wardrobe space and a large window to a private garden area. The renovated bathroom with combined laundry, and separate toilet are located alongside the master bedroom. The home is complete with all window furnishings, solid bamboo flooring, great insulation provided by internal brick walls, fly mesh and triple-lock security screens throughout. Remote-control access, secure car parking space with lockable storage shed and bike racks are located underneath the building. Currently vacant and ready to move in, the apartment is situated less than 7.5 kilometres from the Brisbane CBD and is well positioned within moments of Indooroopilly Shopping Centre, public transport- including Indooroopilly train station, local highly sought-after schools, café and dining precincts and so much more. Discover the perfect blend of convenience, comfort, and affordability with this unique apartment nestled in a central position within sought-after Indooroopilly. Additional Features: Estimated Rental Appraisal - Approximately \$450 - \$480 per week Council Rates - Approximately \$507 per quarter (I believe this is for investors so may be cheaper for Owner Occupiers and First Home Buyers) Water Rates - Approximately \$360 per quarter Body Corporate Fees - Approximately \$703 per quarter Sinking Fund - Approximately \$55,000 Smoke alarm compliant Visitor parking to the rear of the complex Prep to Year 6 - Indooroopilly State School Year 7 to Year 12 - Indooroopilly State High School Indooroopilly Shopping Centre - 550 metres Indooroopilly Train Station - 240 metres