



SAM ALROE
REAL ESTATE

PROPERTY SUMMARY

30612/67 Blamey St, Kelvin Grove

Sale: For Sale By Negotiation

Attributes: 1 bed, 1 bath + storage cage

Internal: 56 m2

Built: 2014

Number of units : approx. 160

Current Lease: Vacant

Council Rates: \$480.95 quarterly

Rental Appraisal: \$520-\$560 per week

Body Corporate Fees: \$3,833.23 per annum

Administrative fee: \$3,103.25

Sinking Fund: \$414.89

Insurance : \$315.09 per annum

Sinking fund, as at 7/05/2024 - \$2,251,152.90

About the property:

- Generously sized living area seamlessly transitioning to private spacious balcony
- Uninterrupted city views
- Modern kitchen with sleek appliances, gas cooktop, and stone benchtops
- Main bedroom with built-in wardrobe and ensuite
- Internal laundry
- Storage cage
- Fully furnished
- Amenities include: manicured gardens, outdoor BBQ area, two resort-style swimming pools, fitness center, multipurpose room with a theater, and meeting rooms
- Public Transport access just meters away
- walking distance to QUT Kelvin Grove, Woolworths, and weekly Saturday Farmer's Markets
- Easy access to major arterials heading north and south
- Victoria Park - 50m
- Royal Brisbane and Women's Hospital - 2.1km
- Brisbane CBD - 2.5km
- Brisbane Airport - 13km

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