

PROPERTY SUMMARY



SAM ALROE
REAL ESTATE

26/390 Simpsons Rd, Bardon

Sale: Auction - November 2nd at 2:30pm (on-site)

Attributes: 1 bed, 1 bath, 1 car

Internal: 61m²

Built: 2014

Number of units : approx. 130

Council Rates: \$483 quarterly

Rental Appraisal: \$560 to \$590 per week

Lease: 24/12/2024

Body Corporate Fees Total: \$4,800 *per annum (approx)*

About the property:

- North-facing private ground-floor corner unit
- Spacious main bedroom with built-in wardrobe, air conditioning, and ceiling fan
- Open plan lounge and dining area with air conditioning
- Study nook featuring built-in desk for your work-from-home needs
- Modern kitchen equipped with European appliances, stone benchtops gas stove, and dishwasher
- Stylish bathroom with shower over bath and ample storage
- Convenient internal laundry
- Expansive entertainer's balcony with serene leafy outlook
- Convenient easy access from secure designated carpark to unit
- Amenities include: secure gated community, including BBQ areas for entertaining
- The Bardon Shed (Gourmet Grocer) - 2.5km
- Mt. Coot-Tha lookout, Sir Thomas Brisbane Planetarium, and botanical gardens - 2.6km
- Toowong Village - 4km
- Suncorp Stadium - 4.5km
- Indooroopilly Shopping Centre - 8km
- Brisbane CBD - 8km
- Brisbane Airport - 19km