



SAM ALROE
REAL ESTATE

PROPERTY SUMMARY

12/40 Ramsgate St, Kelvin Grove

Sale: *For Sale By Negotiation*

Attributes: 2 bed, 2 bath, 1 car

Area: 95 m²

Built: 2011

Number of units : 69

Council Rates: \$505.00 *quarterly*

Rental Appraisal: \$770 to \$820 *per week*

Body Corporate Fees Total: \$6,589.89 *per annum*

Sinking Fund Currently at: \$105,716.31

About the property:

- This unit comes with vacant possession
- Spacious living area that flows effortlessly onto a private, large balcony
- Contemporary kitchen featuring sleek appliances, gas cooktop, and stone countertops
- Main bedroom with walk-in wardrobe and ensuite
- Internal laundry
- Fully Air Conditioned
- On-site amenities include a swimming pool, BBQ area, and rooftop terrace
- Secure parking for one car
- Storage cage
- Ample visitor car parking available
- 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
- Roma Street Train Station 1.8km
- Royal Brisbane and Women's Hospital - 2.1km
- Brisbane CBD - 2.5km
- Brisbane Airport - 13km