



3, 205 Baroona Road, Paddington



BEST VALUE IN ROSALIE

Representing outstanding value in a premier Rosalie location, this two bedroom unit in a well maintained complex of just nine presents a rare opportunity to secure real estate in a true blue chip Brisbane suburb at a price that won't break the bank.

Perfectly placed in a tightly held, leafy precinct just a short stroll from all the conveniences and amenities of the iconic Rosalie Village, and within close proximity to the cafes, bars, restaurants and shops of Paddington, you'll forget the city centre is only a ten minute drive away; the lifestyle and location boxes are certainly ticked here.

The unit itself offers both privacy and security, with the top floor position capturing that trademark Paddington breeze and ensuring plenty of natural light throughout. The two over sized bedrooms both have built in wardrobes, while the large carpeted living area is flanked by a functional kitchen with ample cupboard and bench space, and a balcony boasting partial city views. While the apartment is low maintenance and very liveable in its current condition, those with an eye for renovating will no doubt recognise an opportunity to value add in a very desirable area that is bound to benefit from capital growth.

With affordable body corporate fees, a healthy sinking fund and a tenant who loves the position so much they're looking to extend their lease by 12 months, the sums add up from an investment point of view too.

2 1 1

Price	SOLD
Property Type	Residential
Property ID	2247

AGENT DETAILS

OFFICE DETAILS

Sippy Downs
 Shop 2B/1 Chancellor Village
 Boulevard Sippy Downs, QLD,
 4556 Australia
 07 5445 6500



Also Featuring;

- Secure lock up garage and laundry
- Air Conditioning
- Within great school zones
- Plenty of public transport options & parks close by
- Traditional brick construction
- Ultra convenient access to highways/motorways for trips to both the north & south coasts or if you're heading out west

Take advantage of this rare offering now; call Drew on 0468 950 301 to arrange a private inspection or visit one of our scheduled open homes to make this Rosalie gem yours.

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