




**10/35 Durham St, St Lucia, QLD 4067**

**Sold - 25/04/2025**

Apartment 2  2  1 



## Stylish & Spacious Apartment in the Heart of St Lucia

Welcome to 10/35 Durham St, St Lucia - a beautifully renovated two-bedroom, two-bathroom apartment that combines comfort, convenience, and contemporary style. This well-appointed residence offers a spacious layout and a generous south-facing balcony, perfect for both entertaining and relaxing. Ideally located within a boutique complex of only ten apartments, this property is an excellent opportunity for buyers seeking value in a highly desirable area.

**Open for Inspection**

By Appointment.

### Property Features:

**Spacious Living:** Two well-sized bedrooms, each with built-in storage, and two modern bathrooms, ensuring privacy and functionality.

**Open Layout:** A large, open-plan living and dining area that flows seamlessly onto a south-facing balcony, bringing in natural light and fresh breezes.

**Modern Finishes:** Recently renovated with high-quality finishes throughout, offering a stylish and move-in-ready space.

**Lock-Up Garage:** Includes a secure, lock-up garage, a valuable feature for added convenience.

**Prime Location:** Ideally positioned in St Lucia, within close proximity to the University of Queensland, City Cat ferry services, local shops, cafes, and various public transport options.

### Financial & Building Details:

Rates: \$490 per quarter

Body Corporate Fees: \$4,008 per annum

Built in 1982: A well-maintained complex that has stood the test of time.

Building Size: A boutique setup with only 10 apartments, fostering a close-knit community feel.

Apartments in the complex: 10

### Why You'll Love This Property:

**Perfect for First-Home Buyers:** A fantastic opportunity to enter the property market with a comfortable, stylish apartment in a prime location.

**Investment Potential:** Consistent rental demand due to its proximity to UQ and local amenities offers excellent rental returns.

**University Accommodation:** Ideal for parents looking to provide safe, convenient housing for their university-going children.

### Listed By

Eddie Singh

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Floorplan

