

1005/11 Ellenborough St, Woodend, QLD 4305

Sold - \$269,000

Unit 1  1  1 



## FULLY FURNISHED APARTMENT- CBD

Feet up, breathe in the views, and just bring you. Yes, a fully furnished unit in a modern inner-city apartment where it is all about the lifestyle.

Imagine staying fit, with time on your hands to engage with the included benefits of the heated lap pool, Spa, Gym, Sauna, Recreation room, BBQ facilities and secure gated parking.

Approx. 50% of the complex is owner occupied. There is a community feel and we will all look after you.

As an investor -

Consider Airbnb for this unit, a similar unit on the ground floor of the complex is returning approx. \$1,140.23 for 7 nights. Investigate your options...

For the fixed lease rental return would be approx. \$300 to \$320 per week.

BODY CORP COSTS ARE APPROX \$1,263 per quarter.

IPSWICH CITY COUNCIL RATES ARE APPROX. \$508 per quarter.

WATER RATES ARE APPROX \$340 per quarter.

SECURE CAR PARKING IS NUMBER U1,76.

Your 10th story apartment is perfect for the minimalist city lifestyle, with views of our iconic St Mary's Church and views all the way to the mountains.

All the furniture and the household items are included in your purchase. Congratulations.

Your life's-style space features a spacious main bedroom complete with air-conditioning, TV and a full-size built-in robe.

Your clever compact kitchen is complete with a full-size electric oven, fridge and dishwasher. The kitchen flows into the open plan living and dining area with air-conditioning and immediate access to your alfresco balcony, creating the ultimate lifestyle space.

The bathroom is complete with a full-size shower over bath and laundry space.

Unwind and enjoy the elevated breezes, views and star gazing from your private balcony. From the early morning coffee to the evening glass of wine, this will be your go to space.

### Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

