

806/11 Ellenborough St, Woodend, QLD 4305

Sold - \$286,000

Unit 1  1  1 



## FULLY FURNISHED APARTMENT- CBD

Secure complex with an enviable lifestyle.

We are move in ready and privately owned so no waiting. Congratulations.

Feet up, breathe in the views, and just bring you.

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.

Please call the Agent to secure your private viewing. Thank you.

As an investor -

As an investment the projected rental return is set at \$390.00 to \$420.00 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 B2.

Your 8th story apartment is perfect for the minimalist city lifestyle, with views of our iconic St Mary's Church and beyond.

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

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

Your clever, space savvy 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.

Quality cabinetry was designed and purposely built to fit your apartment and provides function and form. The moveable kitchen bench is oh so smart!

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

Close the two banks of the shutters to provide yet another 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

### Listed By

Helene Shephard

Phone: (07) 3281 3800

Mobile: 0411 896 158

