

6/16 Pretoria St, Zillmere, QLD 4034

Sold - 21/09/2023

Unit 2  1  1 



## Top Level Apartment - Outstanding Investment or 1st Home

Positioned in a quiet cul de sac, just a stone's throw away from the train station, local shopping and medical facilities, this well-presented apartment is an absolute standout property and has been priced to sell immediately.

**Open for Inspection**

By Appointment.

Special Features include -

- Positioned on the top level of small well-maintained complex with secure entry doors and intercom
- Spacious open plan living/dining area
- Well-appointed kitchen with stainless steel appliances and an abundance of storage
- Two sizeable built-in bedrooms with brand new carpet
- Neat and tidy bathroom with a shower and a brand-new toilet
- A lovely balcony is perfect for a morning coffee
- Lock-up garage with plenty of storage
- Very low Body Corporate fees
- Excellent potential rental returns of approximately \$350-\$390 per week (currently vacant)
- Air-conditioning, security screens and blinds
- The location is absolutely perfect - Just 12 km to the CBD, a 3-minute walk to the train, a 10 minute drive to Westfield Chermshire Shopping Centre and 50 metres to the local shopping precinct which includes an IGA, pharmacy, Australia Post and a medical centre

With nothing to do, you will be impressed from the moment you step inside! Be certain to arrange an inspection before it's too late - this is a fantastic property opportunity!

Quick Facts:

Year Built: Early 1990's

Body Corporate Fees: \$650/Quarter

Brisbane City Council Rates: \$480.95/Quarter

Rent Assessment: \$350-\$390 per week

Aspect: North/West

Position: Level 2 (top level)

School Catchment: Zillmere State School and Aspley State High School

### Listed By

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