

17 & 18/128 Bowen St, Spring Hill, QLD 4000

\$995,000

Apartment 5  1 



## Inner-City Residence with great Live/Work Potential or Inves

Discover the perfect blend of convenience and tranquility with this unique property nestled on a serene, leafy street in the heart of Spring Hill. Encompassing two ground-level lots, this potential unit not only provides an expansive living space but also comes fully equipped with a sophisticated office setup.

Whether you're looking to merge your professional and personal life or considering a full residential transformation or investment, this property offers versatility to meet your needs.

### Key Features:

- 145 sqm layout, designed to accommodate both your living and working requirements.
- Secure Parking, two (2) exclusive parking spaces.
- Versatile Layout, the property boasts a practical mix of private offices, living spaces, meeting rooms, and open workstations, with easy potential for full resident transformation.
- Modern Amenities, with a large, contemporary kitchen and modern toilet and shower facilities.
- Property includes pool access
- Excellent Location, situated just minutes from Woolworths and the city center, this property guarantees easy access to essential shopping and vibrant city life.
- Connectivity, enjoy unparalleled access to major amenities, public transport, and key roadways, ensuring you're always well-connected.

This property represents a unique opportunity to seamlessly integrate your work life into a comfortable residential setting or to transform it into your dream inner-city home/investment. With its strategic location and comprehensive features, it promises a lifestyle of convenience, flexibility, and comfort.

### Outgoings Per Year:

Body Corporate - \$8,662

Rates - \$3,336

Urban Utilities - \$2,564

### Listed By

George Koukides

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### Open for Inspection

By Appointment.