



Unit 2, 78 Kent Rd, Woolloowin



## HUGE GARDEN & ENTERTAINING AREA

This comfy ground-floor apartment is right in the heart of Woolloowin. Set amidst leafy private gardens with a covered deck ready for relaxing or entertaining. Walk to coffee, restaurants, shops, transport and parks or bus, train or just drive to the CBD within minutes. Extra-large bedroom, with walk-in robe and ensuite, plus a cosy kitchen ensures city-fringe living at its best.

### LIVING FEATURES:

- Oversized lock-up garage
- Air-conditioning
- Study/office nook or storage
- Fully fenced

Nearly 100m2 of private courtyard including covered timber deck.

- Pet friendly
- Fully secure

Low body corporate fees (\$680 per qtr, plus sinking fund \$318 per qtr)

### CONVENIENCE PLUS:

- \*Coffee shop plus - 100m 1min walk
- \*Lutwyche Shopping Centre - 1.5KM - walk 15 minutes - Bike 6 minutes - Drive 3 minutes COLES, WOOLWORTHS, ALDI plus 50 Shops and Offices

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Price Inspection Saturday 27th April @ 10.00am – 11.00am

Property Type Residential

Property ID 10631

Land Area 41 m2

### AGENT DETAILS

Jason Akermanis - 0490214584  
Arthur Davis - 0414278487

### OFFICE DETAILS

Ascot  
Unit 1 146 Racecourse Rd Ascot,  
QLD, 4007 Australia  
0490 214 584



\*Westfield Chermside - 5.5km - 10 minute drive

\*Kedron Park Hotel and Steakhouse - 800m - 8 minutes walk

#### **EASY ACCESS & TRAVEL:**

\*City Buses - 200m - 2 minutes walk

\*Train Station Eagle Junction - 850m - 10 minute walk

\*Brisbane CBD - 7km - 14 minutes by car

#### **SCHOOLS:**

\*Kedron State High School - 200m - 2 minute walk

\*Eagle Junction Primary - 900m - 2 minute walk

\*Holy Cross Primary & High school - 1,200m - 15 minutes walk

\*Clayfield College Primary & High School - 1500m - 20 minute walk

Perfect if you are flying solo or a young couple's first property. Easy access to employment hubs.

**Contact Aker or Arthur before it goes.**

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*