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Welcome

First home buyers or Investors Dream

I am genuinely excited to bring to your attention the sale of the 11 / 405 Annerley Road, Annerley QLD 4103.

Located in the sought-after suburb of Annerley, this spacious 2-bedroom unit is perfect for both owner-occupiers and investors. The unit sits high facing north, providing plenty of natural light and stunning city views.

At First National Metro, our commitment is to achieve the best possible outcomes for our clients by applying our outstanding expertise, experience and practices through the entire property sales process. Our focus is on the professional management of Vendors and Buyers, and this combined with the application of our proven sales & marketing methods and processes, ensures that we consistently achieve our Clients' property aspirations.

I'm here to answer any questions you may have, so please do not hesitate to get in contact with me at any time. I look forward to being of assistance to you in your search for your new home or investment.

**Warmest Regards,
Ryan Lim**

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"Delivering Bespoke Real Estate Experiences"



Property Summary



11/405 Annerley Road , Annerley

Convenient Annerley Location

**AUCTION -
Saturday
27th May @**

City views

2 Spacious bedrooms

2 Balconies

Plenty of natural light

Open plan living

North facing

Undercover parking with vi
sitor parking

Minutes walk to public tran
sport

Located in the sought-after suburb of Annerley, this spacious 2-bedroom unit is perfect for both owner-occupiers and investors. The unit sits high facing north, providing plenty of natural light and stunning city views.

The location is unbeatable, with a range of services all within walking distance and only over a kilometre away from Buranda Village and Princess Alexandra Hospital. Annerley is conveniently located only 5kms from Brisbane CBD, with easy access to shops, restaurants, cafes, schools, parklands, and public transport. The property is within the catchment areas for Junction Park State School, Brisbane South State Secondary College, and Yeronga State High School.

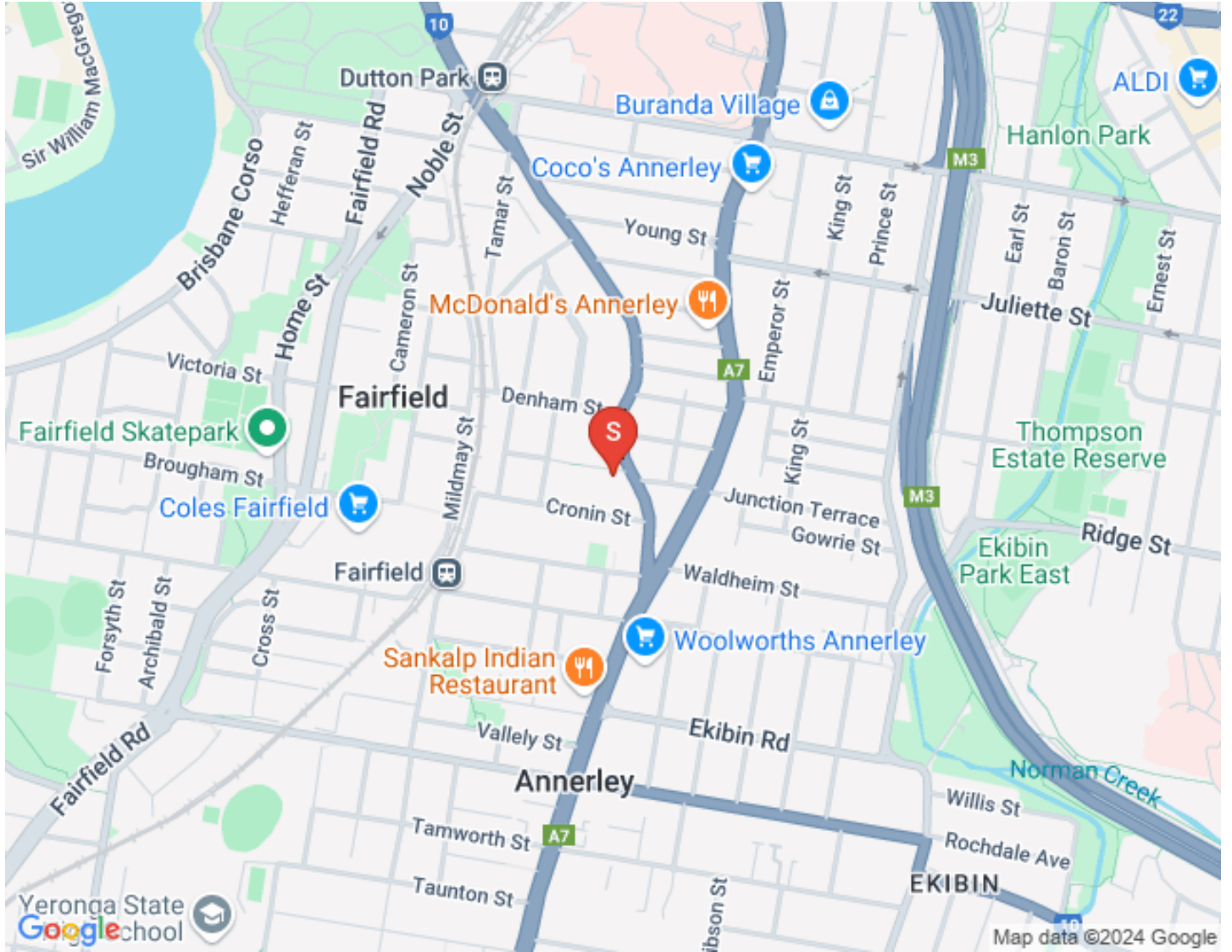
The unit boasts 2 balconies overlooking the leafy surrounds, providing the perfect space for relaxing and entertaining. The combined open plan lounge and dining area is spacious and inviting, while the separate kitchen comes equipped with a dishwasher. Ceiling fans throughout the unit keep you cool and comfortable during the summer months.

The property is currently leased at \$450 per week, with the lease ending on 22/10/2023, making it a fantastic option for investors. Body Corporate fees are approximately \$3,512 per year, while

council rates and urban utilities are approximately \$1,800 and \$1,395 per year, respectively.

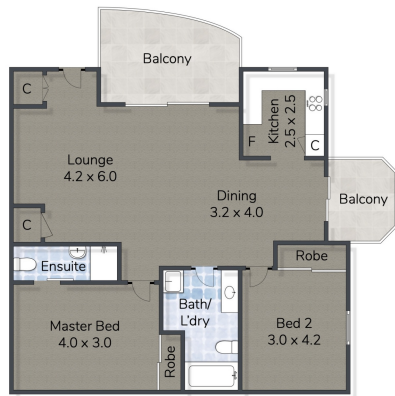
Don't miss out on this opportunity to secure a fantastic 2-bedroom unit in a sought-after location. Contact us today to arrange an inspection.

Location



Gallery





11-405 ANNERLEY ROAD, ANNERLEY
 This floor plan is for marketing purposes only. Dimensions and layout are approximate.
 Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

INT: 93 sqm
 EXT: 16 sqm
 TOTAL: 109 sqm



Important Documents

[Blank Sale Contract](#)

[Auction conditions](#)

[Registration Form](#)

[BCC Rates](#)

[Offer to Purchase - Auction Conditions](#)

[Listing](#)

[AGM Minutes](#)