



## INDULGE IN A MODERN LIFESTYLE AT THIS ELEGANT ONE BEDROOM APARTMENT!

Welcome home to 304/6 Victoria Street in Kelvin Grove, a wonderful one bedroom, one bathroom and one car park property. Entering via lift to the top floor of this boutique 37-unit residential complex, a suite of world-class amenities await the lucky future homeowner.

Spanning 75sqm of executive living, dazzling within the well-lit and ventilated home can be found a study nook, tiled and carpeted areas, ample storage, modern bathrooms, electric cooktops and stainless steel kitchen appliances. Flowing seamlessly under lavish 2.75m high ceilings past the dining and living areas, a spacious balcony with a leafy suburban outlook emerges which is perfect for entertaining guests as well as enjoying sunsets and sunrises. During moments of downtime, utilise the residential swimming pool which is perfect for cooling down during the warmer summer months. Don't miss out on this high quality property.

### Property Features

Body Corporate: \$ \$1020 per quarter approx

Rates: \$ \$430 per month approx

Utilities: \$ TBA

**Price:** \$395,000



**Robert Lamprecht Matthew Ridings**

0419 999 989

