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## HUGE FURNISHED 115SQM COURTYARD APARTMENT WITH RENT POTENTIAL OF \$485PW+

It's rare to be able to enjoy living on a quiet street that's also moments from Brisbane's city centre but that's exactly what 103/6 Victoria Street, Kelvin Grove offers. Architecturally designed and boasting private on-street entry, fully furnished, one bedroom, one bathroom and secure one car park, this charming home incorporates a spacious 115sqm floor plan and beautiful features.

Expertly combining tiled and wooden flooring, lovely amenities include stainless steel kitchen appliances, electric cooktops, stone benchtops, ample kitchen storage, Mitsubishi heavy industries split-system air conditioning and a large private courtyard with very rare street access that's perfect for entertaining guests. Elsewhere within the building, there's a relaxing pool which screams summer relaxation. Without a doubt, this is a spectacular opportunity to enter Brisbane's flourishing property market.

### Property Features:

- Rental potential: \$480pw to \$525pw pw approx
- Body Corporate: \$ 1174 per quarter (approximately)

<b>Price:</b>	\$415,500
<b>Council Rates:</b>	\$412.00 p/q
<b>Water Rates:</b>	\$265.00 p/q
<b>Strata Rates:</b>	\$1,174.00 p/q



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