

SOLD



5, 21 Lapraik Street, Ascot



## Ascot Portfolio Pleaser!

Located in one of Brisbane's bluest of blue-chip northern suburbs, Ascot, is this neat and tidy apartment in an established complex of only seven just footsteps to public transport, parks and sporting fields and St Margarets Anglican Girls School.

Across a single level the apartment comprises two bedrooms, one bathroom, light-filled kitchen, north facing balcony, and open plan living/dining; directly underneath is a single lock up garage plus large laundry with storage.

Split system air-conditioning and ceiling fan in tiled lounge, gas cooktop, carpets in bedrooms, and security screens are existing features; and it is comfortable and rent-ready 'as is' with potential to update/refresh over time to enhance appeal.

 2  1  1  79 m<sup>2</sup>

**Price** SOLD for  
\$360,000

**Property Type** Residential

**Property ID** 2404

**Land Area** 79 m<sup>2</sup>

### Agent Details

Ben Wilson - 0407 584 378

### Office Details

Code Property Group  
9/15 Nicklin Way Minyama,  
QLD, 4575 Australia  
07 5438 3444

The perfect size for a single or couple - it is easy to care for, with minimal maintenance; reclaim your weekends and spend more time exploring the many attractions of Brisbane or take a trip up or down the motorway to the Sunshine and Gold Coasts - there's no garden or upkeep to tie up your time.

'Lapraik Heights' is located at the elevated northern end of the street just 110-metres to Sandgate Road; from here you are in close proximity to premium public and private schools, Racecourse Road's vibrant dining precinct, sporting/leisure facilities, bus, and rail. It's only 10 minutes to Brisbane CBD and airport; and major hospitals, shopping centres, and arterial roads are easily accessed.

This is a genuine entry level opportunity for a first home buying single or couple, a downsizer looks to free up time and put money in the bank, and a portfolio pleaser for any investor - which rental returns in the proximity of \$380-\$410 per week.

Long-term investor owner is motivated to sell, and this is an opportunity to invest in your slice of sought-after Ascot, one of the city's most desirable postcodes. Vacant and ready to utilise as you choose; contact Agent today to express your interest, this one will fly.

- Light-filled apartment in blue-chip Ascot
- Entry level opportunity or portfolio pleaser
- 2 bedrooms, open plan air-conditioned living
- Pleasant light-filled kitchen with gas cooktop
- North facing balcony for your morning cuppa
- SLUG under + laundry facilities & storage
- Complex of only 7, low body corporate fees
- Walk to many local amenities including bus
- Close proximity to boutique dining & schools
- Vacant & ready to move into or rent out

*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.*