

12/11 MORT ST, PADDINGTON



LOFT APARTMENT IN BLUE CHIP LOCATION

Located within central Paddington, this loft apartment is perfect for first homeowners and investors looking for a great return. Open plan loft living, close to shops, restaurants, cafes, bars, and transport, and only 2.5km to Brisbane's CBD, you won't have need for a car.

- Internal timber staircase to loft bedroom to fit king sized bed.
- Soaring angular ceiling design.
- Tiled and air-conditioned open plan living space.
- Kitchenette with dishwasher and plenty of built-in cabinetry.
- Alfresco courtyard extension with garden outlook.
- Fantastic return – currently rented for \$305/week (until 9/2/23).
- 100m to Latrobe Terrace's shops, restaurants, and cafes.
- A short stroll to bus stops taking you to the CBD (2.5km)
- Off street parking on a cul-de-sac street.
- Under stair area could easily be built in for concealment of storage items.
- Laundry and bathroom combination.
- Double access security screens and sliding doors for flow through breezes.



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Place.



FOR SALE

  **sqm**
1 1 63

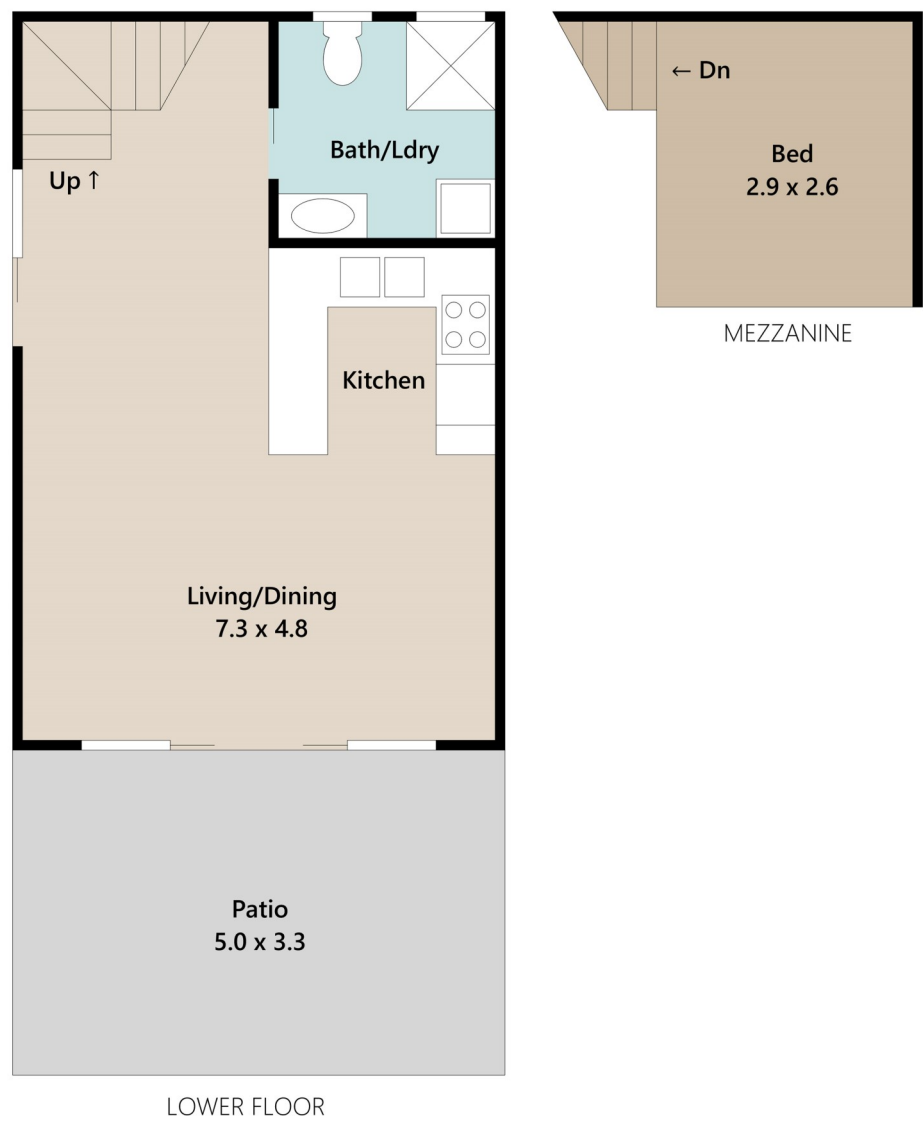
Real Property:
L12 / SP158511

Body Corp (incl Sink Fund):
\$677/ per Qtr

Balance of Sink Fund:
\$42,078

Rates: \$450 / Qtr

Floor Plan



Approx. Area | Internal 46 m² | External 17 m² | Total 63 m²



UNLESS OTHERWISE STATED, ALL DIMENSIONS ARE IN METRES. THIS PLAN AND INFORMATION CONTAINED WITHIN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT GUARANTEED TO BE EXACT. INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

