



## FOR SALE

### IT'S GOT THE LOT - TENNIS COURT, RESORT POOL, GYM AND CONVENIENT LOCATION

Inspections are by private arrangement only.

First time offered to the market, this spacious 3 bedroom apartment in the prestigious Rivers on the Park complex offers residents a resort lifestyle which is highly coveted. With a Level 1 location on the north eastern corner of Tower 1, this apartment has a delightful outlook over the pool making the balcony a lovely place to relax - especially in the evening when the pool lights are on. Currently rented until August 2020 it is a great investment offering immediate income and a fabulous tenant. For owner occupiers who can wait for vacant possession it is an opportunity to buy before renewed interest in the market pushes prices on an upward trend.

You will love the neutral tones, the abundant natural light, the fresh white kitchen with stone benchtops, generous storage provision, the comfort of ducted air-conditioning and the floor plan providing good separation of bedrooms. More than just an apartment or investment, this property is a great home, made special by the surrounding facilities: cycle and walking tracks along the river, adjacent parklands, proximity to shopping and café precincts and transport services – train, bus and City Cat. With the Wesley Hospital next door it would suit hospital staff requiring easy and quick access to work as a 5 minute walk will get you there. All qualities that will ensure the ongoing desirability of the complex and the surrounding area.

#### Apartment Features -

- \* 119 sqm - Internal 96 sqm plus 23 sqm of balcony
- \* Neutral colour palette and good quality fixtures
- \* Dishwasher, under bench oven, gas cooktop, stone benches and large pantry
- \* Ducted Air-conditioned
- \* Pool outlook from living and balcony
- \* Secure building access to floor and parking area
- \* Tandem parking for 2 vehicles
- \* Currently rented @ \$580 per week

#### Complex and Resort Features -

- \* Designed by TVS Architects, the curvilinear plan provides both towers and the 121 apartments with a north-east aspect and views

3 BED | 2 BATH | 2 CAR

#### PRICE:

Offers Over \$610,000

#### OPEN FOR INSPECTION:

N/A



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## LEVELS 2 - 5

### TYPE G1

UNIT NUMBERS 114, 122, 130, 138  
(UNIT 146 ON LEVEL 5 SIMILAR)

### AREA

LIVING	96	sq.m
TERRACE	23	sq.m
TOTAL	119	sq.m

INDICATIVE PLAN ONLY



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.