



FOR SALE

SPACIOUS, FRESHLY REFURBISHED AND ULTRA CONVENIENT LOCATION

First time offered to the market and snapped up immediately, this spacious 3 bedroom apartment in the prestigious Rivers on the Park complex offers residents a resort lifestyle which is highly coveted. On Level 5 with a corner location on the south eastern corner of Tower 1, this apartment has a very private aspect and a large balcony with a glimpse of the river.

Having been re-painted and re-carpeted for sale it looks and feels like new again. You will love the neutral tones, the abundant natural light, the fresh white kitchen with stone bench tops, 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.

Note: Virtual furniture used in photography. Please contact for information on similar apartments.

Apartment Features -

- * 120 sqm including two balconies
- * Neutral colour palette and good quality fixtures
- * Open plan kitchen with spacious living and dining
- * Under bench oven, gas cook top, stone benches and large pantry
- * Large main bedroom with built in robe and en-suite
- * Two further bedrooms, one with balcony, both with built in robes
- * Ceiling fans to all three bedrooms
- * Ducted air-conditioning
- * Secure building access to floor and parking area
- * Tandem parking for 2 vehicles
- * Storage locker
- * Body Corporate Rates and Insurance approx. \$6,467.69 per year

Complex and Resort Features -

3 BED | 2 BATH | 2 CAR

PRICE:
\$639,000

OPEN FOR INSPECTION:
N/A



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The Developer reserves the right to make minor alterations to floor plans without notice. Areas are measured to the centreline of all walls including balcony walls and upturns.



TYPE A3
UNIT NUMBERS 59

| AREA | |
|---------|----------|
| LIVING | 96 sq.m |
| BALCONY | 20 sq.m |
| TOTAL | 120 sq.m |



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.