



# FOR SALE

## LIFESTYLE + LOCATION+ RENOVATED = THE PERFECT FIT!

Just a stones throw away from the Toowong Village shopping centre Boasting great separation over 2 levels with the living areas on one level and the bedrooms above. This 2 bedroom, 2 bathroom ,2 car unit offers so much to the owner occupier. It is light, airy and elevated to catch the lovely breezes and views to Mount Coot-tha. Add to this, the lifestyle benefits of a sparkling pool, barbecue facilities and a location second to none. You are literally a short stroll to the rail, shops and an array of cafes and restaurants.

### Features:

2 bedroom, 2 bathroom, two-level top floor unit with 2 secure underground car spaces (remote control access)

Kitchen, living/dining and laundry downstairs. Bedrooms, bathrooms and study nook upstairs.

Open plan A/C combined living and dining with new flooring, double glass doors that open up onto the balcony to catch the flow through breezes.

Open-plan fully renovated kitchen, Caesar Stone benchtops, Smeg pyrolytic oven.

Kitchen flows through to the living and balcony seamlessly.

2 bathrooms including an ensuite to the main bedroom which has a shower, vanity and WC. The main bathroom has a bath tub, vanity and WC.

Main bedroom has wall-to-wall mirrored built-in robe, ceiling fan, air con and ensuite.

Second bedroom has two built-in robes and a ceiling fan.

Study nook adjacent to main bedroom upstairs.

The laundry is behind closed doors in the entrance hallway with washing machine and clothes dryer.

Extra storage space under the stairs.

In-ground sparkling pool and BBQ area for residents' use. Established gardens.

Intercom secure access into complex.

### Location:

Only 100 meters to the revamped Toowong Village offering an array of dining and entertainment options and Toowong train station

Conveniently located only 2.4 kms to University of Queensland, St Lucia campus & 4.7 kms to Brisbane CBD

2 BED | 2 BATH | 2 CAR

### PRICE:

Offers over \$455,000

### OPEN FOR INSPECTION:

N/A



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