



FOR SALE

PRIVATE AND ELEVATED OFFERING INSTANT INCOME

Inspections by appointment with minimum of 24 hours notice.

Offered to the market by the original owner, this spacious 3 bedroom apartment in the prestigious Rivers on the Park complex offers a resort lifestyle which is highly coveted by its residents. With a Level 2 corner position on the southern end of Tower 2, this apartment has a spacious, private balcony with a delightful treed outlook and an elevated view of the pool.

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 a 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 park lands, proximity to shopping and café precincts and transport services – train, bus and City Cat. With the Wesley Hospital being a near neighbour, it would suit hospital staff requiring quick and easy 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.

This is a wonderful opportunity for investors as it offers immediate income and a proven tenant. Rented @ \$630 per week until December 2021, this quality tenant loves living here and has a preference to stay until the lease ends. As an owner occupier buyer planning ahead, you can secure your next home and enjoy ample time to prepare whilst receiving rental income.

Apartment Features -

- * 121 sqm - Internal 96 sqm plus 25 sqm of balcony
- * Excellent condition with neutral colour palette and good quality fixtures
- * Dishwasher, under bench oven, gas cook top, stone benches and large pantry
- * Separate tiled entry leading to spacious living and dining area
- * King size main bedroom with ensuite
- * Two further bedrooms – one with balcony
- * Main bathroom incorporating laundry
- * Ducted air-conditioning
- * Private spacious balcony with pool view
- * Secure building access to floor and parking area

3 BED | 2 BATH | 2 CAR

PRICE:
\$629,500

OPEN FOR INSPECTION:
N/A



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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.