



## FOR SALE

### STUNNING TERRACE APARTMENT WITH DIRECT ACCESS TO RECREATIONAL AREA

A unique opportunity in this highly desirable complex where 3-bedroom apartments are keenly sought, but rarely available. This bright and spacious home feels and smells like new following a stylish refurbishment that compliments the previously upgraded kitchen and living area. Large format tiles provide continuity and a touch of extravagance while increasing the spacious feel. With a choice of the terrace with daybed, or the separate balcony from the main bedroom, you have options for entertaining, private outdoor spots, space for container plants or extra storage. Being on the Podium level you also have the benefit of quick and easy access, direct from your terrace, to the pool and gym.

The Regatta Riverside complex is an enviable place to call home with well-maintained resort style facilities and immaculately maintained tropical gardens creating inviting spaces to relax and enjoy. Walk across to the iconic Regatta Hotel's River Road Cafe for breakfast or lunch, enjoy drinks in The Courtyard or a special dinner in The Boatshed Restaurant. The lifestyle benefits also include easy access to surrounding facilities: Toowong Village Shopping; Park Road Cafes; bus, city cat and rail services; bikeways, walkways, and parklands; CBD, UQ and the Wesley Hospital; and major arterial roads connecting to all directions.

Living here is the epitome of convenience which will ensure the ongoing desirability of the complex and the surrounding area for owner occupiers, tenants, and investors alike.

#### Apartment Features -

- \* Approx. 131 sqm - Internal 88 sqm plus 43sqm of terrace and balcony
- \* Freshly painted, new carpet to bedrooms and new roller blinds to living area and bedroom three
- \* High ceilings – 2.54m
- \* Air-conditioned open plan living and dining with study desk
- \* Kitchen features generous counter space, stone bench top, glass splashback and ample storage
- \* Stainless steel appliances - dishwasher, under bench oven, gas cooktop and canopy rangehood
- \* Spacious entertaining terrace off living area with daybed and private gate to access pool and gym
- \* Bedroom one has large balcony, walk-in-robe and ensuite

3 BED | 2 BATH | 1 CAR

#### PRICE:

Offers Over \$700,000

#### OPEN FOR INSPECTION:

N/A

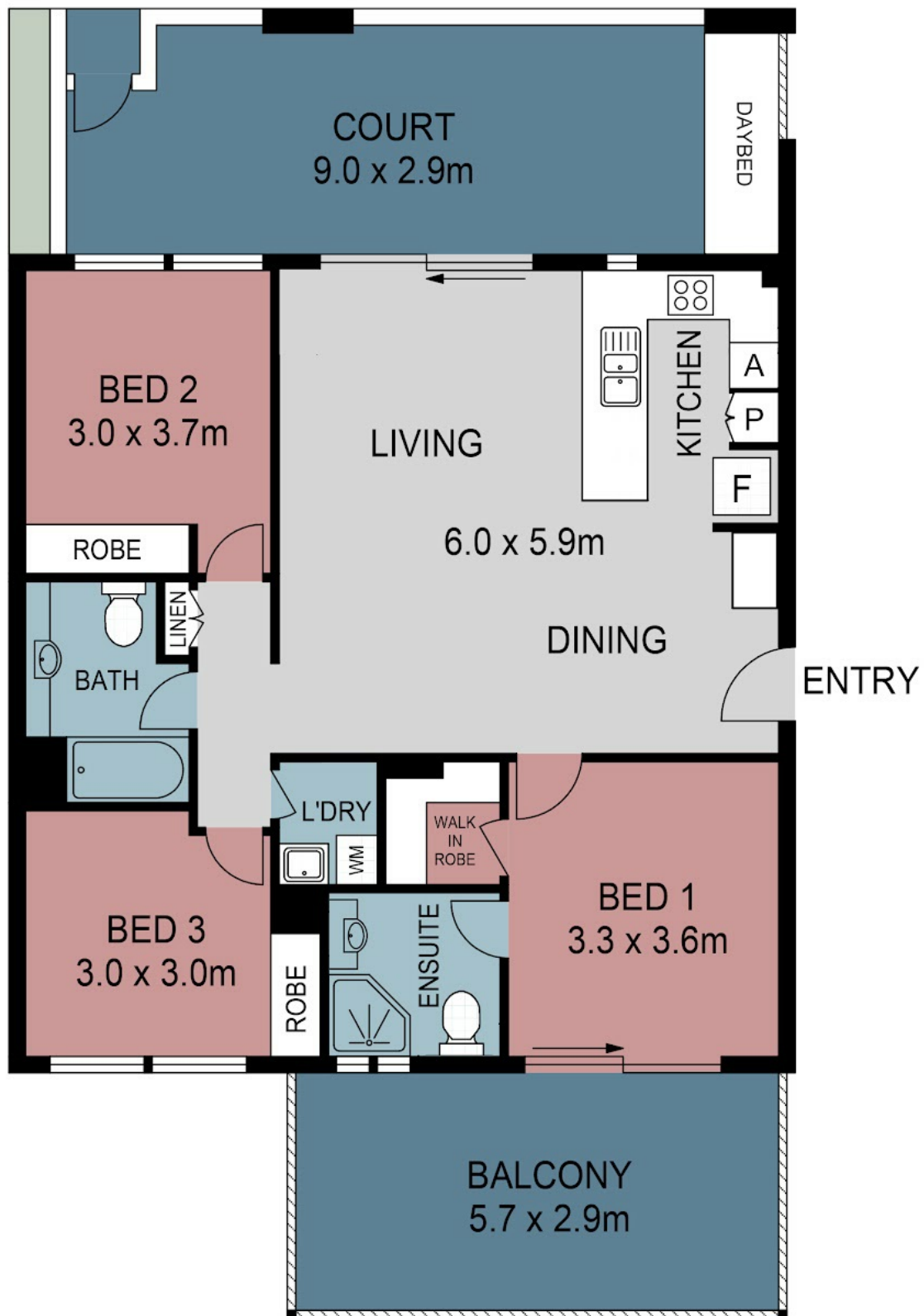


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INTERNAL LIVING AREA : 88m<sup>2</sup>

TOTAL LIVING AREA : 131m<sup>2</sup>

0 1 2 3 4 5

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.

**100/3 LAND STREET, TOOWONG**

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*This floor plan is illustrational and the measurements given are approximate.  
It is recommended that further investigations are carried out for building purposes. Created by [risephotography.com.au](http://risephotography.com.au)*

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