



# SOLD

## SIMPLY BEAUTIFUL

This stylishly renovated apartment is sure to please the most discerning of buyers with its clean contemporary colour scheme and a fully renovated modern bathroom with large walk-in shower. It projects a simple elegance whilst creating a warm and welcoming ambience from the moment you step inside. The open plan design allows for easy connection between all rooms and a natural flow to the expansive terrace with its perfect north-east aspect - ideal for outdoor entertaining, whether that be a casual BBQ or cocktails and canapes.

Located on Ground Level (one level above street level) in Tower 1 of the highly sought Rivers on the Park complex, the apartment has been owner occupied for the last 14 years and is in immaculate condition. It looks and feels brand new having been re-painted, re-carpeted and the air-conditioning been replaced. With no maintenance issues to worry about you will be free to relax and enjoy the lifestyle on offer here.

Rivers on the Park is one of Brisbane's highly sought complexes offering well maintained resort style facilities within easy reach of the CBD and major arterial roads in all directions. The tropical gardens create lovely areas to overlook and enjoy while the spacious poolside area provides a delightful spot to relax. With a full-size tennis court, well equipped gym, hydrotherapy pool and a sauna at your disposal you can say goodbye to expensive gym memberships and save time and money by staying fit and healthy at home. The lifestyle benefits are enhanced 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.

### Apartment Features -

- \* 96 sqm - Internal 55 sqm plus 41 sqm of terrace
- \* The larger design of the one-bedroom floor plans in the complex
- \* Clean contemporary colour palette and good quality fixtures
- \* Dishwasher, under bench oven, gas cooktop and granite benches
- \* Air-conditioned living and ceiling fan in bedroom
- \* Large private entertainer's terrace
- \* Main bedroom has walk through robe and access to terrace
- \* Fully renovated dual access bathroom with laundry
- \* Security screen doors to bedroom and living room
- \* Secure building access to floor and parking area

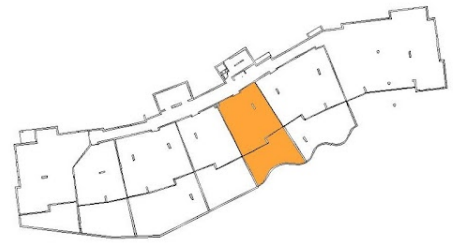
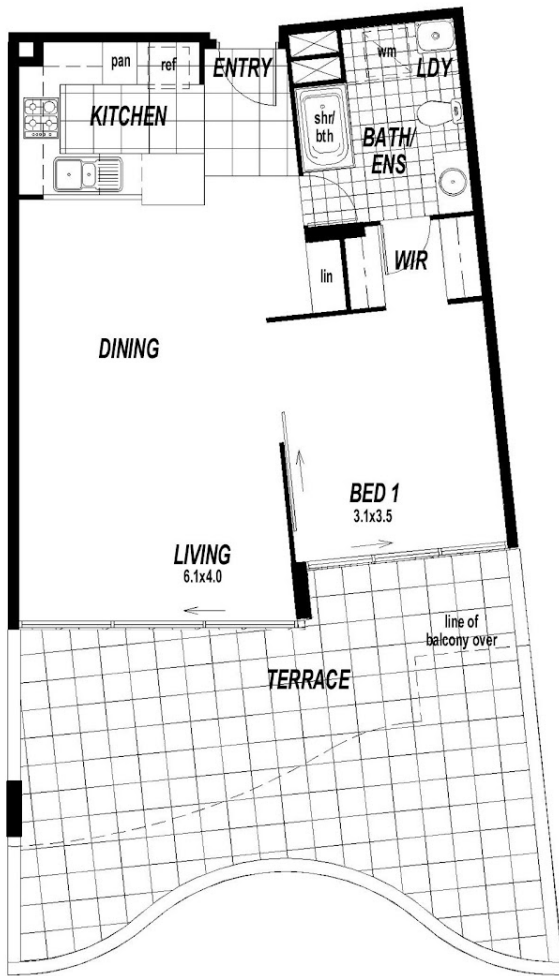
1 BED | 1 BATH | 1 CAR

PRICE:  
\$424,000

OPEN FOR INSPECTION:  
N/A



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GROUND LEVEL

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.