



FOR SALE

RARE OPPORTUNITY IN HIGHLY SOUGHT COMPLEX

Welcome to luxury living in the heart of Toowong. This gorgeous and spacious two-bedroom apartment offers unrivalled amenity and comfort in a highly sought-after area.

Plenty of natural light and breezes, spacious rooms and a large north-east facing balcony perfect for outdoor entertaining, it is located on Level 1 in Tower 2 of the prestigious Rivers on the Park complex. You will love the neutral tones, the fresh white kitchen with dark granite benchtops and the view out to the trees from all rooms. The spacious balcony adds an additional living space where you can sit back, relax, and enjoy the outlook towards the park. Offered with vacant possession for owner occupiers or for the investor buyer the on-site management team could secure a tenant very quickly.

More than just an apartment or investment, this property is a great home with a lifestyle 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 make an ideal home for hospital staff requiring easy and quick access to work. All qualities that will ensure the ongoing desirability of the complex and the surrounding area.

Rivers on the Park, on the corner of Land Street and Patrick Lane Toowong, is one of Brisbane's finest residential developments offering well maintained resort style facilities. The tropical gardens are well maintained and 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 sauna you can save money on gym memberships.

Apartment Features -

- * 105 sqm - Internal 80 sqm plus 25 sqm of balcony
- * Neutral and timeless colour palette with excellent quality fixtures
- * Security screen doors to all three balcony doors
- * Spacious kitchen with white 2pac cabinets and granite bench top
- * Updated appliances - dishwasher, under bench oven, gas cooktop, slide-out rangehood
- * Air-conditioned lounge enjoys open north-east aspect and flows to outdoor entertaining
- * Large balcony with view to parkland is perfect for entertaining or just relaxing

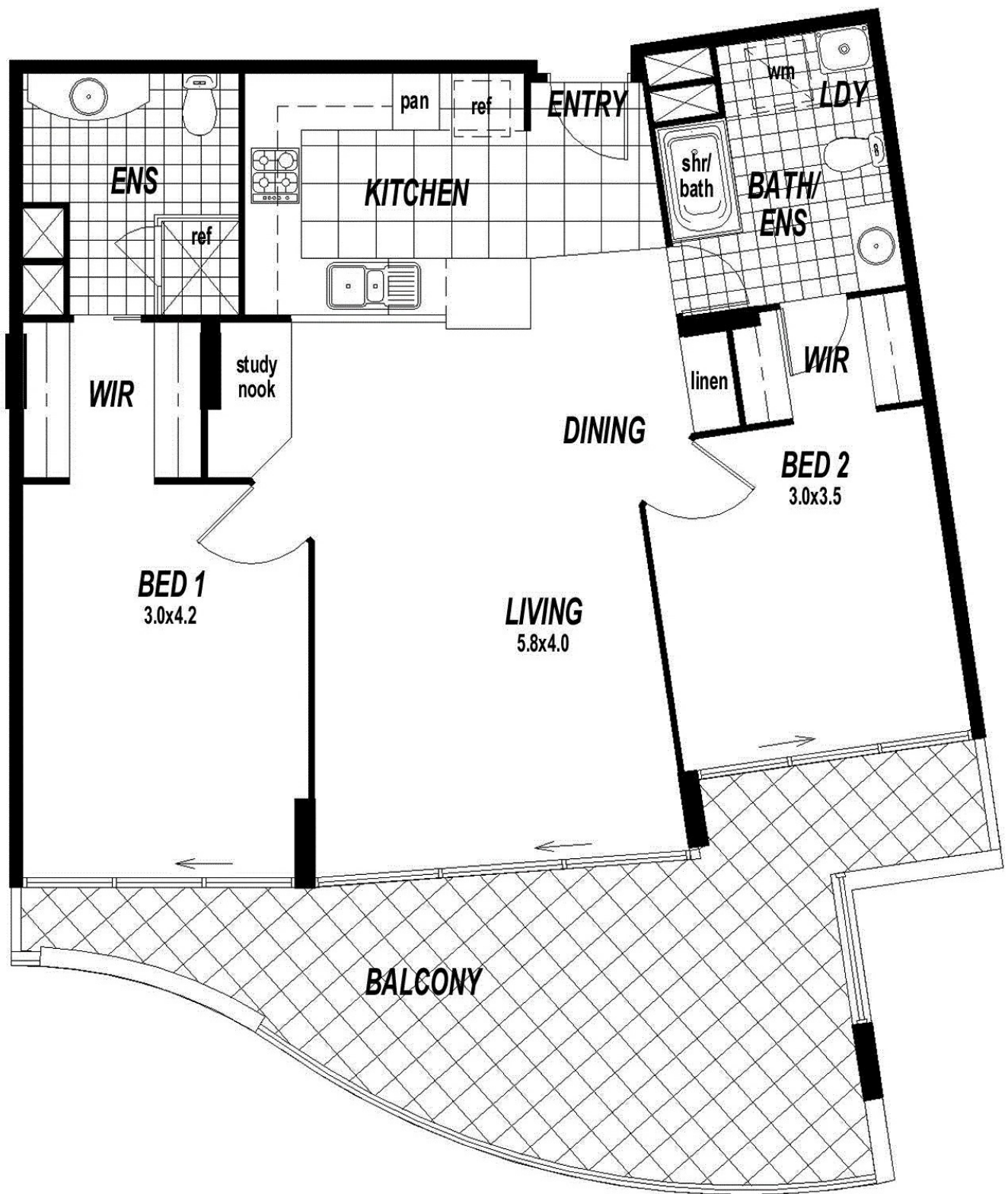
2 BED | 2 BATH | 1 CAR

PRICE:
High \$500k's

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.