



FOR SALE

BE CAPTIVATED BY THIS SPACIOUS 1 BEDROOM RIVERSIDE APARTMENT

If you're looking for the perfect apartment that offers the ultimate blend of convenience with spacious indoor and outdoor living, then look no further. Enjoying a corner position, it features a practical floor plan and well-proportioned rooms, all with a view of the beautiful Jacaranda trees which provide shade and privacy to the balconies. The mood is vibrant and cosmopolitan, and the apartment is modern and spacious with an impressive wow factor. Ideal for the investor buyer as the apartment already has a great tenant with a lease until January but would equally suit an owner occupier keen to secure an outstanding property and prepared to wait.

The large kitchen offers good storage and plenty of bench space and is conveniently located in the centre of the apartment with an outlook towards the river at the front and into the courtyard at the rear. Ideal for entertaining, the courtyard provides a quiet escape and easy access to the complex facilities through the lovely gardens. The two balconies to the front and side provide private vantage points where you can sit and watch the world go by or use for storage of bikes etc.

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. Living here is the epitome of convenience with easy accessibility to Toowong Village Shopping; Park Road Cafes; bus, city cat and rail services; Bicentennial Bikeway; walkways and parklands; CBD, UQ and the Wesley Hospital; and major arterial roads connecting to all directions. Qualities such as these will ensure the ongoing desirability of the complex and the surrounding area for owner occupiers, tenants, and investors alike.

Photographs show virtual styling due to the apartment being tenanted.

Apartment Features -

- * Approx. 115 sqm - Internal 67 sqm, 21 sqm of balconies and a 27sqm courtyard
- * Only two apartments share this secure private entry
- * High ceilings
- * Airconditioned open plan living

1 BED | 1 BATH | 1 CAR

PRICE:

Mid to High \$400k's

OPEN FOR INSPECTION:

N/A



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PLANS ARE INDICATIVE AND MAY BE SUBJECT TO MINOR CHANGE. FURNITURE AND CHATELLETS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT INCLUDED IN THE SALE.

APARTMENT STYLE 31

UNITS V204

LIVING AREA 67M²

BALCONY AREA 21M²

COURTYARD AREA 27M²

TOTAL AREA 115M²

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.