

**SOLD**

## RIGHT IN THE HEART OF BRISBANE CBD (OPEN SATURDAY 10AM TO 10:45AM)

Are you ready to elevate your lifestyle? Look no further than this stunning 3-bedroom, 2-bathroom apartment at 3 Parkland Boulevard, Brisbane City. Right in the heart of Brisbane, this property offers the perfect blend of urban convenience and serene natural beauty.

Discover the Ultimate Location: This Parklands apartment offers you the very best of both worlds - a cosmopolitan city at your doorstep and the most glorious front yard imaginable. The world-class Roma Street Parklands, spanning 40 acres of meticulously landscaped gardens, will be your new playground.

Leave your car behind and embrace the convenience of walking to work, or hop on the bus or train from the nearby Brisbane Transit Centre with connectivity to Brisbane International Airport, Gold Coast, and Sunshine Coast. Proximity to prestigious schools like Brisbane Grammar School and St Joseph's College, along with various universities, makes this location ideal for families.

Vacant possession – Ideal property for a family or exceptional investment opportunity for the discerning property investor.

### City Living at Its Best:

- Large apartment and easy to maintain
- 3 Generous sized bedrooms with built in robes
- 2 bathrooms (1 ensuite)
- Spacious living and dining area flowing effortlessly out to the alfresco area
- Open plan kitchen overlooking the living areas with ample storage, stone benchtops and modern appliances
- Split system and Reverse cycle air conditioning
- Secure underground carparking
- Queen Street Mall is a mere 1 km away.
- Explore South Bank and West End by crossing the Victoria Bridge or Kurilpa Bridge.
- Enjoy breathtaking 270-degree views from your spacious open-plan living area.
- Blanco gas cooktop, electric oven dishwasher, and ample storage space.
- Eco+ pet-friendly carpet in the living area and three bedrooms.

**3 BED | 2 BATH | 1 CAR**

**PRICE:**  
\$949,000

**OPEN FOR INSPECTION:**  
N/A



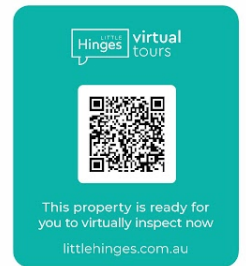
**Michael Gambaro**  
**0450822001**  
michaelgambaro@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)

Unit 3001, 3 Parkland Boulevard, Brisbane City

3 Bed 2 Bath



Internal : 95m<sup>2</sup>  
External : 29m<sup>2</sup>



FLOOR PLAN



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.

Michael Gambaro  
0450822001  
michaelgambaro@atrealty.com.au  
www.atrealty.com.au

