



SOLD

PARK VIEW, SEPARATE STUDY AND TWO CAR SPACES!

ACCESS IS FROM 26 PATRICK LANE

Apartments in the prestigious Rivers on the Park complex are highly sought and tightly held. With a Level 1 location on the north end of Tower 2, this apartment has a delightful east facing outlook across to the park. The open green vista can be enjoyed from both bedrooms and the living area, all of which open onto the generously sized entertaining balcony.

In excellent condition, you will love the neutral tones, stylish white plantation shutters, natural light, the fresh white kitchen with granite benchtop, abundant storage, ceiling fans and air conditioning to living area. The floor plan is perfectly designed for good separation of the two bedrooms and provides direct access to the main bathroom from the second bedroom. Both bedrooms have custom designed walk-through wardrobes offering plenty of shelving, drawers and multi-level rails. The separate study makes a great office space, child's play area or even for storage. Additional storage is also available at the back of the double car space in the secure basement car park.

The lifestyle amenities within this premium complex are truly exceptional, offering resort-style living with immaculately maintained tropical gardens creating inviting spaces to enjoy. Take a refreshing dip in the in-ground swimming pool, unwind in the outside spa, or maintain your fitness routine in the on-site gym. For those who enjoy an active lifestyle, the tennis court provides the perfect venue for a friendly match with neighbours. The Brisbane River foreshore, with its scenic walking and cycling paths, is literally on your doorstep.

Toowong is renowned for its excellent transport connections, with the train station conveniently located directly beneath Toowong Village shopping centre. The prestigious University of Queensland is just moments away, making this location particularly attractive for professionals and academics alike. Families will appreciate the excellent childcare and schooling options, from quality state schools to prestigious private institutions.

The convenience factor cannot be overstated - with Coronation Drive providing seamless access to Brisbane's CBD, and multiple transport options ensuring you're never far from where you need to be. Whether you're commuting to the city for work, heading to the university for study, or exploring Brisbane's western suburbs, this location puts everything within easy reach.

2 BED | 2 BATH | 2 CAR

PRICE:
\$940,000

OPEN FOR INSPECTION:
N/A



Sue Barnes
0418988715

suebarnes@atrealty.com.au
www.atrealty.com.au



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.