



**SOLD**

## RIVER VIEWS FROM EVERY ROOM

From its elevated position on Dunmore Terrace this sophisticated river precinct apartment in 'Platinum on Dunmore' offers contemporary living in one of Brisbane's most coveted inner-west locations. Featuring two spacious bedrooms and two bathrooms, this stunning property captures lovely river views while offering the perfect blend of urban living and convenience just 2.5 kilometres from the Brisbane CBD.

The apartment's open plan design provides ample natural light to all rooms to ease your energy costs. The kitchen features stone benchtops, stainless steel appliances, a peninsular bench that doubles as a breakfast bar, ample storage for pantry items plus a double storage cupboard for crockery, appliances, or linen. The combined lounge dining area has a flexible layout with large format, neutral coloured tiling and two sets of doors opening to the spacious balcony. What more could you need for perfect entertaining and enjoying the suburban and river outlook.

The main bedroom with floor to ceiling windows enjoys views to the river, a walk-in robe, ensuite bathroom, and ceiling fan. Bedroom two, with a large built-in robe, opens onto the balcony and is located opposite the main bathroom with hideaway laundry.

Building amenities to enhance your lifestyle:

- \* In-ground swimming pool to cool off or unwind at the end of the day
- \* Fully equipped gym for your fitness needs
- \* Secure intercom access to building for peace of mind
- \* Single car space in secure car park
- \* Friendly building management

Fees and Charges:

- \* Body Corp Fees approx. \$8,224 per annum
- \* Brisbane City Council Rates approx. \$465 per qtr. (owner occupier)
- \* Urban Utilities approx. \$345 per qtr. including usage
- \* Vacant possession with rental assessment around \$750+ per week

Location is everything, and this property delivers on all fronts. Auchenflower railway station sits almost on your doorstep, providing direct access to Roma Street and the CBD in minutes. The station is serviced by the Caboolture/Sunshine Coast line, Ipswich/Rosewood line, Redcliffe Peninsula and Springfield lines. The suburb benefits from excellent connectivity with Coronation

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

**PRICE:**  
\$1,060,000

**OPEN FOR INSPECTION:**  
N/A



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INTERNAL LIVING AREA : 77m<sup>2</sup>

TOTAL LIVING AREA : 127m<sup>2</sup>

**39/47-53 DUNMORE TCE, AUCHERFLOWER**

*This floor plan is illustrational and the measurements given are approximate.  
It is recommended that further investigations are carried out for building purposes. Created by [risephotography.com.au](http://risephotography.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.