

**2103/19 Playfield St, Chermside, Qld 4032**



**Sold Unit**

Friday, 1 September 2023

2103/19 Playfield St, Chermside, Qld 4032

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 102 m2**

**Type: Unit**

**\$504,850**

Discover the epitome of contemporary urban living at 2103/19 Playfield St, Chermside! This remarkable North-East facing 2 Bedroom, 2 Bathroom, 1 Car + Study Nook residence offers more than just a home; it's a lifestyle upgrade that places convenience and comfort right at your fingertips. With ceilings soaring to 2.7 meters in height, the open plan living/dining space becomes a haven for cascading natural light. This area seamlessly connects the kitchen to the expansive balcony, creating a fluid transition. Enhanced by plush carpeting, soft ceiling lighting, a Toshiba split system air conditioning unit, and stylish blinds, this space exudes both comfort and sophistication. Within the generous open kitchen, you'll find:- A four burner European Gas Cooktop- Tiled Splash back- European Stainless Steel Oven- European Range-hood- European Stainless Steel Dishwasher- Dual Basin Sink- Stone Bench top- Abundant cupboard space, showcasing sleek gloss white cabinetry. Indulge in Luxurious Comfort with Two Captivating Bedrooms:- Experience the grandeur of the king sized master bedroom, adorned with sumptuous carpeted floors. Revel in the convenience of a mirrored built-in robe, offering both storage and style. Entertainment meets relaxation with a dedicated TV connection, while adjustable blinds provide the perfect ambiance. Stay in control of your comfort with the split system air conditioning. The personal ensuite adds an extra touch of elegance, and the sliding doors grant you access to the balcony; a private escape for starlit nights or morning serenity.- Discover a haven of coziness in the second bedroom, where plush carpeting invites you to unwind. Feel a gentle breeze courtesy of the ceiling fan. The mirrored built in robe combines functionality with fashion, while tasteful blinds offer a touch of refinement. Two Bathrooms: - The main bathroom features a well sized vanity with plenty of storage, stone bench top, large mirrored cabinet, shower over bath combo and a toilet. The laundry is also located in this bathroom featuring a wash tub and a Fisher & Paykel dryer. - The private ensuite features a vanity with plenty of storage, large mirrored cabinet, stone bench top, shower and a toilet. Inspiring Study Nook: Crafted for Productivity, discover a strategically designed study nook located just beyond the master bedroom. Enhanced with a glossy laminate bench top, this space is your canvas for creativity and concentration. Stay seamlessly connected with power points and internet access at your fingertips, transforming this nook into a hub of productivity. Whether it's work, study, or your personal projects, this enclave is poised to fuel your endeavours. Embrace East-Facing Elegance: Step onto the expansive balcony and unlock a world of outdoor entertainment made simple. Positioned to capture the radiant allure of the east-facing direction, this inviting space is your canvas for al fresco gatherings, relaxation, and soaking in the sun's first rays. Whether it's a morning coffee with a view or an evening soiree under the stars, this balcony sets the stage for memorable moments. Ample Storage Solutions:- Just outside the main bathroom, a convenient linen cupboard awaits, offering an organised haven for your essentials.- Your allocated underground carpark comes with an added bonus; a spacious storage cage. This extra room ensures that belongings are secure and neatly stowed away, allowing you to maximise the living space within your urban haven. The Savile Row Complex Features:- A Swimming Pool- Sauna- Library- Gym- BBQ Area- 54 Units Prime Central Location:- Walking distance to Westfield Shopping Town Chermside, Kedron-Wavell RSL, Chermside Library, and Chermside transport hub.- 5 minute drive to The Prince Charles public and St Vincents private hospitals.- Only 9.5kms to Brisbane CBD.- Conveniently situated 9.5kms from Brisbane Domestic and International airports. Currently tenanted until 22/01/2024 with great tenants! Weekly rent: \$500.00 The current rental market suggests rent can be increased to \$580.00 p/wk. Brisbane Council Rates: \$450.20 per quarter QLD Urban Utilities: \$270.45 per quarter (Tenants reimburse you for the water usage component of the bill) Body Corporate Levies: \$4566.24 per annum Built in 2016. Embrace a lifestyle where convenience, comfort, and community blend seamlessly. Contact me today to arrange a viewing and secure your urban oasis! **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.