

**23/36 Jerdanefield Road, St Lucia, Qld 4067**



**Sold Apartment**

Saturday, 16 September 2023

23/36 Jerdanefield Road, St Lucia, Qld 4067

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Elliott Dean

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**\$940,000**

Sweeping views of both the St Lucia reach of the river, picturesque vistas and the glow of the city lights at night... 'picture perfect' it is! Imagine you and your friends enjoying a relaxing Sunday afternoon on the dual north/east facing balconies, the sun glistening off the water, cool breezes drifting through, this is your tranquil level four retreat. Living only a short two-minute walk to Guyatt Park City-Cat allows you to join friends for dinner 'down river' or perhaps you may take quick commute to enjoy city dining at Eagle Street. Including dual balconies, four bedrooms\* and two bathrooms, the rare riverside abode boasts a spacious layout and a lavish riverside lifestyle. Positioned at the heart of highly sought-after St Lucia, the prestigious property affords a two-minute walk to Guyatt Park City-Cat Terminal, 12-minute walk to the University of Queensland and moments from Toowong Shopping Village and Toowong Train Station. Administration Fund \$6,500/annum Sinking Fund \$3,900/annum A 3% discount is given to the above levies if paid by the due date. The apartment is immediately enticing through the open plan living space, the dining area flowing out to the main balcony affording al fresco dining and entertaining opportunities. The kitchen is positioned off the living room, flaunting black benchtops, white cabinetry, walk-in pantry and appliances including dishwasher, oven and cooktop. Each of the bedrooms contain built-in robes, three sharing use of the main bathroom. Bedroom two is separate from the others, offering direct access to the main balcony. The master suite has wonderful direct use of the second balcony, incorporating a private ensuite with walk-in shower and mirrored vanity. Added features of the property include Panasonic air-conditioning in the living areas, Daikin air-conditioner in the master bedroom, internal laundry, lock-up garage and storage cage in the basement. The building affords secure intercom entry, lift access (currently being replaced to a brand new lift) and well-maintained gardens, the tidy apartment presenting the opportunity to stamp your own personality on the property. Suited to a myriad of demographics, the apartment boasts an optimal position just 7km from the CBD, easily accessible via the wide range of available public transport. In addition to the prime location, the picturesque outlook and versatile floorplan make this an exceptional opportunity to secure the lavish riverside lifestyle you've always dreamed of!

**Summary Features Include:**

- Spacious 4 bed apartment situated on level 4 of tightly held 'Jerdanefield Towers'
- Ample living areas including dual balconies with views of the river, Orleigh park, Brisbane city and mountains
- 2-Minute walk to Guyatt Park City-Cat Terminal, 12-minute walk to UQ & quick access to Toowong Shopping Village/Train Station
- Open plan living with dining flowing out to main balcony affording al fresco dining
- Kitchen positioned off the living room, flaunting black benchtops, white cabinetry, walk-in pantry & appliances including dishwasher, oven & cooktop
- 4 bedrooms contain built-in robes/ 3 of which sharing use of the main bathroom
- Bedroom 2 separate from the others with direct access to the main balcony (could be easily converted back to a larger living/dining room)
- Master suite has exclusive use of the second balcony & incorporates a private ensuite
- Panasonic air-con in living areas, Daikin air-con in master bedroom, internal laundry, lock-up garage & storage cage in the basement
- Building affords secure intercom, lift access (currently being replaced to a brand new lift) & well-maintained gardens
- 7km from the CBD, easily accessible via the wide range of available public transport
- Currently rented at \$750/week until March 2024\*

RE the four bedroom configuration - labelled bedroom 2 on the floorplan has been added and can be removed to make way for larger living/dining area. The property was originally built/designed as a three bedroom apartment.