

3001/3 Parkland Boulevard, Brisbane City, Qld 4000



Sold Apartment

Sunday, 22 October 2023

3001/3 Parkland Boulevard, Brisbane City, Qld 4000

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 125 m2

Type: Apartment



Michael Gambaro

\$949,000

Lovely 3 bedroom situated on Level 1 in the tightly held Roma Street Parklands precinct. 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 ensuited) • 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 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 • Secure storage cage • Secure complex with intercom, electronic card access, and CCTV camera system. Amenities That Impress: • 40 acres of Award Winning Parklands, Internationally renowned • NBN ready for seamless connectivity • Pet-friendly policy upon application • Fully equipped gymnasium • BBQ areas • 25m heated indoor pool, spa, steam room • indoor/outdoor recreation areas • Additional outdoor saltwater pool in Building 7. <https://www.statedevelopment.qld.gov.au/industry/infrastructure/completed-business-cases/brisbane-live-entertainment-arena-roma-street-project> <https://crossriverrail.qld.gov.au/station-precincts/brisbane-live/> Financials: Rental Appraisal: Approx. \$900 to \$950 per week. Council Rates: Approx. \$1,923.8 per annum. Water Rates: Approx. \$1,244 per annum. Body Corporate: Approx. \$8,976.60 per annum. Don't miss out on this incredible opportunity to live in a vibrant urban oasis. Contact us today to arrange a viewing and make this exquisite Parklands apartment your new home. Live the life you've always dreamed of in the heart of Brisbane! Contact exclusive listing agent Michael Gambaro for all enquiries on 0450 822 001 Disclaimer All information (including but not limited to the property area, floor size, price, address and general property description) on the Website is provided as a convenience to you, and has been provided to @realty by third parties. In placing the information on the Website, @realty has received the information passed on from third parties. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website or the information about the property contained on the Website.