

303/21 Patrick Lane, Toowong, Qld 4066



Sold Apartment

Saturday, 12 August 2023

303/21 Patrick Lane, Toowong, Qld 4066

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Apartment



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\$620,000

Highly demanded location, beautiful river views and excellent convenience is what this apartment is all about! In a prime position only a few minutes' walk to Toowong Village and Wesley Hospital, it's hard to find a spot in Toowong better suited to a busy lifestyle than this. An option to rent out short term or long term, with a well balanced mix of owners occupiers and renters in the building and on-site management - this well looked after building is a set and forget investment. With a great layout, providing separation between the two bedrooms and generous living proportions throughout, this is an ideal lock and leave home or investment. An open plan living, dining and kitchen area with easy care timber flooring throughout, well connected to the spacious covered balcony boasting panoramic river views. Two bedrooms with new carpets, master with walk in robe and ensuite, as well as direct access to the balcony. This is a home or investment opportunity not to be missed! Features include:

- Spacious air-conditioned open plan layout with stylish timber flooring throughout
- Two generous sized bedrooms, master with ensuite and direct balcony access
- Large entertainers' balcony with panoramic river views
- Kitchen with stone benchtops and gas cooktop
- Rental estimate \$670 - \$700 per week
- Currently in the casual letting pool, allowing owners the flexibility to enjoy a mini break
- Acoustic grade tinted windows throughout
- Situated just 200m from The Wesley Hospital & Regatta Hotel, 700m to Toowong Village
- Reliable public transport options nearby include bus, CityCat, and train all within 10 minute walk
- 3km to the University of Queensland & 4km to QUT Gardens Point
- Quick and easy access to the CBD
- Amenities such as a Pool, Gym, on-site manager and secure parking
- Easy walk to an excellent selection of charming café's and restaurants
- Body Corp - \$1,577 p/qtr, plus additional levy \$401 p/q
- BCC Rates - \$452.50 p/qtr for investors, less for owner occupiers
- Sinking Fund Balance - \$547,916 at 1/8/23