

**4/102 Oxlade Drive, New Farm, Qld 4005**

**PROPERTY COLLECTIVE.**

**Apartment For Sale**

Monday, 8 January 2024

4/102 Oxlade Drive, New Farm, Qld 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 132 m2**

**Type: Apartment**



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## FOR SALE

Distinctively private and expansive home spans over a versatile and sizeable 132m<sup>2</sup> floor plan cocooned within an intimate boutique complex of just 16 units positioned right on the riverfront on prestigious Oxlade Drive. Your new home encapsulates bountiful, beautiful, classic New Farm lifestyle living at best! The bustling CBD is within easy commute via boat/city cat, bike ride or bus. So close to everything yet with nil compromise on space and privacy. This lovely abode offers a wonderful inner-city solution for you to retreat to your very own sanctuary amidst peaceful settings. Spectacular vistas overlooking river and parklands. Big windows wrap around the corner river facing unit which enables the entire space to encapsulate more light whilst embracing gentle cool river breezes. An abundance of air flow and alfresco outlooks makes coming home just so pleasant! Lock up garage on-site can easily double up as a tinkering or workshop area. Plus there is a bonus lock up storage area to store your bikes, kayaks and the like, so no need to clutter your home. And if ever you decide to rent out your place for an extended getaway, you'll have an easy storage solution available to you. The laundry area is yet another large usable space which could easily be reconfigured and repurposed as an additional study area, also with river views. Glorious river vistas, refreshed and remodelled internal features including neutral palette kitchen with stone bench tops and soft close cabinetry. Recently painted throughout, both bathrooms have also been renovated. Polished wooden floorboards, spacious entertaining living/dining area, together with magnificent river views collectively provide a memorable warm welcome upon entering the apartment. You, nor your guests won't want to leave! Lovingly maintained and an extremely livable apartment, this is a first-class choice for executives, professionals and families alike. Investors also take keen note, as this home is well sought after not only for the prized location, but also as an excellent choice for a rewarding rental yield, combined with consistent growth.

**HIGHLIGHTS** • Massive 132m<sup>2</sup> versatile floor plan • Riverfront, river facing unit • Sought after corner unit • Bonus lock up storage area • Northeast aspect, river & park views • Direct river access from Complex • Remodelled Kitchen & Cabinetry • Renovated Bathrooms • Polished wooden floorboards • Small boutique complex **FEATURING** • 3 Bedrooms | Main with ensuite • 2 Bathrooms • 1 Kitchen • 1 Living / Dining • 1 Laundry + Multi purpose area • 1 Study Nook • 1 Car lock up Garage • 1 Storage lock up • Air conditioning • Polished wooden floorboards **CONNECTIVITY & CHARM** • Proximity to 2 River-ferry terminals: New Farm Park & Sydney St City Cat terminals • CBD bound and beyond Bus stop in front of Complex • Easy stroll to New Farm Park, Library, Bowls club, Merthyr Village Shopping, Powerhouse Dining & Entertainment • Leisurely Riverfront Walk / Bike ride to Howard James St shopping, Howard Smith Wharves, CBD & Gasworks / Teneriffe Woolstore precinct • New Farm SS and Fortitude Valley State College Catchments • Surrounded by plenty of private schooling options. • Within easy reach to Royal Brisbane Hospital, Mater Hospital. • Easy Access via Inner City By-pass, Gympie Road, Clem 7, Airport tunnel links for access to both Sunshine Coast and Gold Coast and beyond. **QUICK SUMMARY** Rates: Approx \$550 per quarter Water: Approx \$290 per quarter Strata: Approx \$1853 per quarter Rent: Rental appraisal of \$1300 per week Choice lifestyle and convenience a plenty, this carefully crafted lifestyle complex is positioned to let you live your best life. Attractive to both investors and owner occupiers alike, this home has options galore.. the time to buy is nigh! **INSPECTIONS:** As advertised OR By appointment. **FOR SALE:** Present all offers. **CONNECT:** Call or Text with any questions anytime Rebecca Ormesher 0450 577 573\* On-site Virtual tours available