

# 4/2 Patrick Lane, Toowong, Qld 4066

Solutions

## Unit For Sale

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4/2 Patrick Lane, Toowong, Qld 4066

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Unit



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## Price by Negotiation

Perfectly positioned in the heart of Toowong with stunning unobstructed views of the Brisbane River, West End Riverside and Brisbane City sits the epitome of inner city living here at 4/2 Patrick Lane. This 2 bed, 2 bathroom property is tucked beautifully within the famous "Regatta Precinct" within 5 minutes walk to Toowong Village shopping centre, a variety of café and dining options and various transport services at your doorstep, it is hard to find a more convenient location to live! With open plan living/dining, good sized galley kitchen with loads of cupboards and bench space make this property an ideal place to come together with family and friends. Providing an Easterly aspect with double glazing. This apartment offers views that are quite simply to die for. The master suite offers mirrored built in robes with ensuite, while the second bedroom is also fitted out with built-in robes. Perfect for every style of buyer, this apartment is the ideal blank canvas you will look forward to decorating to suit your personal taste. Whether you're after leisure and recreation, or looking to benefit from minimal distances, the position of this apartment is an absolute game changer. The Coronation Drive Riverwalk, The Regatta Hotel, Toowong Village Shopping Centre are a short walk away. Only 4 kms from the CBD and 17kms from the airport, with direct access to Coronation Drive and moments from the ICB, the location is ideal for professionals - while those studying at the University of Queensland St Lucia campus will enjoy the short commute, by car, City Cat or bus. For families with school-aged children, the proximity to Brisbane Boys College and Toowong State School is incredible. Offering a low maintenance lifestyle in an inner-city location, this property is an excellent purchase for both homeowners and investors alike.

**PROPERTY FEATURES:**

- 2 Bedrooms, 2 Bathrooms, 1 Carpark
- Unobstructed views of the Brisbane River and Brisbane City
- Large 112m<sup>2</sup> East-Facing apartment with open plan living
- Master Bedroom with mirrored robe and ensuite bathroom
- Spacious Galley kitchen featuring a stone look bench top & breakfast bar, complete with stainless steel modern European appliances & gas cooktop
- Split system air-conditioning throughout
- Single car space in secure basement carpark
- Fantastic investment opportunity in desirable inner-city location with a rental appraisal of \$600-\$640 per week.
- Tranquil & quiet Living Space & manicured leafy back drop with afternoon cooling breezes

**BUILDING FEATURES:**

- Small boutique complex of only 5 apartments
- Pet-friendly building (on application)
- Surrounded by abundant lifestyle options: Cafés, restaurants and amenities such as the Regatta Hotel, Toowong Village Shopping Centre, Indooroopilly Shopping Centre and Suncorp Stadium
- Walking distance to public transport options: City Cat, Toowong train station and various bus lines
- Excellent proximity to the University of Queensland St Lucia and Brisbane Boys College
- Quick access to the Coronation Drive Riverwalk and Bikeway

Call Martin Hamilton today on 0432 566 888 for more information