

4/40 Dunmore Terrace, Auchenflower, Qld 4066

Place. P

## Apartment For Sale

Friday, 14 June 2024

4/40 Dunmore Terrace, Auchenflower, Qld 4066

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



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## FOR SALE NOW

This light-filled, elevated inner-city riverfront apartment offers spectacular unobstructed views of the Brisbane River. Vacant and ready to move in, renovate or rent, and with only 10 units in the complex, its an ideal choice for savvy investors or owner-occupiers seeking a blue-chip lifestyle location.

**UNIT FEATURES:**

- Sizable windows allow for seamless indoor/outdoor living in all weather conditions while enjoying the spectacular outlook on offer.
- Vacant and ready to move in.
- The Master bedroom boasts a walk-in robe, ensuite, air conditioning and water views.
- Galley kitchen with ample cabinetry, dishwasher and tiled benchtops with servery to the open plan living and dining space.
- Concealed laundry cupboard for practicality.
- Main bathroom with new black tapware services the additional 2 bedrooms.
- Secure lock-up remote single garage.
- Plenty of storage throughout
- Airconditioning throughout and additional ceiling fans.

**COMPLEX FEATURES:**

- Party/recreation room available for owners use.
- Rooftop terrace with shade sails, powder room and river views.
- Intercom security access.
- Bins company employed to take the bins to the road for you each week.
- Building external and internal areas recently painted.
- Solid brick construction assists to soundproof walls and floors.
- Private pedestrian direct access to Coronation Drive.
- Amaroo Apartments building sits on 857m<sup>2</sup> with only 10 units.
- Great neighbours, mostly owner occupied.

**LOCATION FEATURES:**

- Elevated high above Coronation Drive during historical floods.
- Only 250m to Wesley Hospital.
- 300m to Dunmore Park.
- Direct pedestrian shortcut to Coronation Drive's Bicentennial walking and cycling paths.
- Close to an incredible array of shops, cafes and restaurants of Toowong Village, Park Rd and Rosalie Village's lifestyle precincts.
- Transport options include bus, train (400m), and City Cat (600m) to travel with ease to the CBD, West End, Southbank, University of QLD, QUT, Toowong Village and Suncorp Stadium.
- Easy access to the Sunshine Coast and Gold Coast via the Inner-City Bypass and Pacific Motorway.
- Great location for the upcoming Olympic Games.
- Milton State School and Indooroopilly State High School catchment area.

Perfect, convenient riverfront lifestyle location in the heart of the inner-city. Walk, cycle or drive to the CBD, just 3km away.