

**4/92 Macquarie Street, St Lucia, Qld 4067**



**Apartment For Sale**

Thursday, 14 March 2024

4/92 Macquarie Street, St Lucia, Qld 4067

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Elliott Dean

## New Price \$1.49m+

This exquisite riverside residence positioned on the second floor of the exclusive 'Roseville' complex is inviting, immaculately kept and absorbs the most incredible riverfront vistas. Occupying a premium position within St Lucia, the prestigious property enjoys sweeping views of both the St Lucia and Toowong reach of the river, picturesque leafy vistas and the glow of the city lights at night ..... 'picture perfect' it is! Imagine you and your friends enjoying a relaxing Sunday afternoon on the generous veranda, the sun glistening off the water, cool breezes drifting through, this is your tranquil retreat. Living only a short six-minute walk to Guyatt Park City-Cat allows you to join friends for dinner 'down river' or perhaps you may take quick commute to enjoy city dining at Eagle Street. Upon your viewing, you will note just how beautifully renovated the kitchen and well updated this 155sqm residence is. The near new kitchen is gourmet in style and complete with quality appliances, excess cabinetry/storage & ample bench space. The stunning apartment comprises a formal dining and lounge room that combine with the balcony, also incorporating is an enclosed balcony/sitting room, plus the living areas are serviced by the functional kitchen, containing a new Miele dishwasher, oven and large corner pantry, also hosting a servery window through to the living room for seamless entertaining. The three bedrooms are positioned away from the living areas, each with ceiling fans, split-system air-conditioning and large windows. The master bedroom hosts a triple built-in wardrobe and private ensuite, whilst the second and third bedroom are serviced by the main bathroom. The property also features a secondary side balcony, laundry room and clever storage throughout, the living area also features a split-system Daikin air-conditioning and a single lock up garage in the complex carpark as well as a separate lock up storage room. The Roseville building offers intercom and lift access and a communal BBQ area, the key feature of this beloved property being the absolute waterfront position and magical outlook incorporating the local flora, fauna, river and glow of the city skyline. And if location is important a short 460m stroll from Guyatt Park City-Cat Terminal, 750m from University of Queensland and moments from both Toowong Village and Indooroopilly Shopping Centre, plus an effortless commute to the CBD. This stunning abode represents exceptional buying through its rare position, location and quality, offering versatile living and a seamless flow between indoor and outdoor, absorbing the best that Brisbane Riverfront living has to offer. In a tightly held location and complex, opportunities like this are rare, this is your opportunity to enjoy the ultimate in riverside living!

Summary Features Include:

- 2nd floor residence in the exclusive Roseville complex with incredible riverfront vistas
- Short stroll to Guyatt Park Ferry Terminal 460m & UQ 750m, moments from Toowong Village & Indooroopilly Shopping Centre & effortless commute to CBD/surrounding suburbs
- Formal dining/lounge room flow through to balcony with north-easterly breezes & picturesque views down both stretches of the river + enclosed balcony/sitting room
- Renovated kitchen contains ample bench space, cabinetry, Miele dishwasher and corner pantry + servery window through to living
- 3 bedrooms all with ceiling fans, Daikin split-system air-con & large windows
- 2nd/3rd bedrooms serviced by main bathroom & master with built-in wardrobe + ensuite
- Secondary side balcony, laundry room, clever storage throughout, Daikin split-system air-con to living, single garage in complex carpark & separate storage room
- Roseville building offers intercom and lift access & communal BBQ area
- Ample storage throughout.
- Wonderful building community spirit