

**407/113 Commercial Road, Teneriffe, Qld 4005**

**Sold Unit**

Monday, 6 November 2023

407/113 Commercial Road, Teneriffe, Qld 4005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## Contact agent

Location is everything, and in this instance, you'll find yourself perched on the 4th floor of a vibrant apartment complex in the heart of Teneriffe, just moments away from a wealth of amenities. This urban oasis is a stone's throw from shops, cafes, public transport, lively nightlife, the picturesque Brisbane River, and the charming Teneriffe Park. Enjoy leisurely strolls or invigorating jogs along the scenic River Boardwalk, indulge in retail therapy at the cosmopolitan Gasworks Plaza and James St, and savour your favourite coffee, sushi, bread, or ice cream from the numerous nearby outlets. Teneriffe is a suburb that consistently boasts strong performance in terms of median property value growth and capital gains, making it a top choice for savvy investors, ranking as the number one suburb for rental property yields in Queensland. Now, let's talk about the apartment itself. It's your tranquil retreat in the midst of all the action. Ducted air conditioning ensures year-round comfort, and the generously sized balcony is the ideal spot for a leisurely afternoon drink or a weekend brunch. As you step inside, you'll be welcomed by a warm and inviting carpeted interior. The spacious living/dining room seamlessly connects to the balcony and is well-equipped with a galley-style kitchen. The sleek stone benchtops and modern cabinetry create a stylish look, while cooking and clean-up are a breeze thanks to the high-quality German-made Neff electric appliances, dishwasher, and convenient pull-out pantry. The bedroom comes with its own walk-in wardrobe and offers floor to ceiling windows, allowing for light and a generous breeze to flow through. The bathroom features an oversized shower, a wall of mirrored cabinets, and a handy niche shelf. The cleverly concealed laundry adds to the apartment's functionality. What truly sets this apartment apart are the lifestyle features provided by the DoubleOne 3 complex. You can relish in the hotel-style living with a range of home-style amenities, all packaged beautifully with premium fittings. The building offers a fantastic rooftop terrace that grants you panoramic 360-degree views of the city, along with barbecue facilities for residents. Cyclists will appreciate the dedicated bicycle storage, and there are 23 visitor parking spots in addition to secure parking for tenants. Don't miss this opportunity to experience the best of urban living. Schedule your inspection of 407/113 Commercial Road, Teneriffe, by reaching out to Tamara Gannon today on 0457 299 689. Here are some of the features you'll love about this property:

- 1 bedroom, 1 bathroom, and 1 parking space
- Situated on the 4th floor within DoubleOne 3
- Ducted air conditioning for year-round comfort
- Well-appointed kitchen with stylish stone benchtops, sleek white and oak-finished cabinets, high-quality German made Neff electric appliances, a dishwasher, and a convenient pull-out pantry
- The dining room opens onto a spacious balcony
- The bedroom includes a walk-in wardrobe and floor to ceiling windows
- The bathroom features a large shower, a mirrored wall cabinet, and a niche shelf
- An internal laundry is cleverly integrated
- Enjoy seamless indoor/outdoor living spaces
- Ceiling fans for added comfort
- Abundant storage options
- Security intercom system for peace of mind

DoubleOne 3 complex amenities:

- Onsite manager
- Stylish lobby
- Ample visitor parking
- Secure underground tenant parking
- Rooftop terrace with barbecue facilities and stunning 360-degree views, including the Brisbane CBD skyline
- Street-level commercial spaces, including a café and bakery
- Bicycle storage for cycling enthusiasts

Location Highlights: A short walk to Newstead Gasworks Plaza and James Street, riverfront walkways, and parks. Easy access to Gasworks Plaza (featuring Woolworths Metro, restaurants, shops, and medical facilities). Convenient walking distance to the River Boardwalk, bus stops, and the CBD. Immerse yourself in the relaxed and well-connected Teneriffe lifestyle. If this property is not sold by the 24th November 2023, it will be going to Auction from 4:00pm on the 24th November 2023 at the Harcourts Stafford office at 217 Stafford Rd, Stafford and will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out! Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.