

5/1-9 Sylvan Road, Toowong, Qld 4066



Sold Apartment

Saturday, 12 August 2023

5/1-9 Sylvan Road, Toowong, Qld 4066

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Sue Barnes

0418988715

\$470,000

If you're looking for the perfect apartment that offers the ultimate blend of convenience with spacious indoor and outdoor living, then look no further. Enjoying a corner position, it features a practical floor plan and well-proportioned rooms, all with a view of the beautiful Jacaranda trees which provide shade and privacy to the balconies. The mood is vibrant and cosmopolitan, and the apartment is modern and spacious with an impressive wow factor. Ideal for the investor buyer as the apartment already has a great tenant with a lease until January but would equally suit an owner occupier keen to secure an outstanding property and prepared to wait. The large kitchen offers good storage and plenty of bench space and is conveniently located in the centre of the apartment with an outlook towards the river at the front and into the courtyard at the rear. Ideal for entertaining, the courtyard provides a quiet escape and easy access to the complex facilities through the lovely gardens. The two balconies to the front and side provide private vantage points where you can sit and watch the world go by or use for storage of bikes etc. The Regatta Riverside complex is an enviable place to call home with well-maintained resort style facilities and immaculately maintained tropical gardens creating inviting spaces to relax and enjoy. Walk across to the iconic Regatta Hotel's River Road Cafe for breakfast or lunch, enjoy drinks in The Courtyard or a special dinner in The Boatshed Restaurant. Living here is the epitome of convenience with easy accessibility to Toowong Village Shopping; Park Road Cafes; bus, city cat and rail services; Bicentennial Bikeway; walkways and parklands; CBD, UQ and the Wesley Hospital; and major arterial roads connecting to all directions. Qualities such as these will ensure the ongoing desirability of the complex and the surrounding area for owner occupiers, tenants, and investors alike. Photographs show virtual styling due to the apartment being tenanted. Apartment Features - * Approx. 115 sqm - Internal 67 sqm, 21 sqm of balconies and a 27sqm courtyard* Only two apartments share this secure private entry* High ceilings* Airconditioned open plan living* Kitchen features generous counter space, granite bench tops and plenty of cupboards* Stainless steel appliances - dishwasher, under bench oven, gas cooktop and canopy rangehood* Generous sized lounge with balcony and river views* Separate dining area opening to rear courtyard* Bedroom features large balcony and access to courtyard* Spacious 2-way bathroom with double sink vanity and walk in shower* Separate laundry, linen, and broom cupboards* Noise reducing glazing* Undercover secure car space* Body Corporate approx. \$6,400 pa* Currently rented @ \$520 per week, lease end date 22 January 2024 Complex Features - * Friendly, efficient on-site management* Secure building with intercom entry* 22m resort style pool with sun lounges, shower, and toilet facilities * BBQ entertaining area beside pool* Well-equipped gym with garden outlook and separate shower and toilet* Pet friendly building* Generous visitor parking Location - * Regatta City Cat and Bicentennial Bikeway across the road* Brisbane CBD 3.7 km* University of Qld 4.2 km* Wesley Hospital 750 m* Toowong train station 650 m and City/UQ buses 300 m* Regatta Hotel and Boatshed Restaurant across the road* Toowong Village Shopping Centre 650 m* Moorlands Park, Toowong Memorial Park, and riverside walk all on the doorstep A resort lifestyle in a super convenient riverside location, call now to arrange an inspection.