

5/44-46 Rawlinson Street, Murarrie, Qld 4172



**Sold Apartment**

Friday, 1 March 2024

5/44-46 Rawlinson Street, Murarrie, Qld 4172

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Lee Manning



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**\$619,000**

Perched on a hill, Parc Vue East is a boutique building of 20 residences designed to provide residents with quality living, peace and privacy. Featuring one of the best and largest living plans in the building, Apartment 5 is a large and wonderfully laid out two-bedroom, two-bathroom apartment. All apartments in the building are much larger apartments than you typically find in the area. The long open-plan living area flows out to the covered balcony, facing east into tree foliage to capture the morning sun. The excellent fit-out comes with bright and clean finishes, porcelain tiles, fly-screens on all windows and the balcony sliding door. The rooftop entertainment area offers 360° views and breezes from all directions making it the ideal place to relax and watch the sunset colours in this highly sought after area of Murarrie. This is beautifully-planned accommodation in an enviable location--rare in that it ticks all the boxes for your ideal apartment: a large well-designed apartment in a quiet building, breezes up on a hill, views, location, residents' rooftop terrace, gated parking and low Body Corp fees. Rawlinson Street runs beside the tranquility of Murarrie Recreation Ground, yet it's close to buses and Murarrie Train Station. Everything is nearby: both private & public schools, childcare centres, Cannon Hill Plaza, Westfield Carindale and the new \$600 million East Village development will only be a short walk away.

**APARTMENT FEATURES:**

- Boutique building with only 20 residences
- Spacious open plan living with neutral tones
- Large useable covered balcony
- Split system air-conditioning in living and both bedrooms plus ceiling fans
- Modern chef's kitchen with tiled splash back & stone island bench breakfast bar
- Stainless steel European appliances & dishwasher
- Main bedroom is large with ensuite & built-in-robe
- Second bedroom is also large with built-in-robe
- Both bathrooms have stone vanity tops plus shavers/makeup mirror cupboards
- Double storage cupboard plus tall vacuum & broom cupboard
- Internal laundry with wall mounted clothes dryer
- Steibel compact silent instant electric hot water system
- Fly screens on balcony sliding door & all windows
- Audio intercom security system
- NBN ready with telephone & data points in living & main bedroom
- Lift to all levels
- Recreational rooftop terrace with entertaining area and Murarrie views
- One garage car park & ample street parking
- Close to the new \$600 million East Village development precinct

**Viewings by appointment. LOCATION:**

- Quiet street, yet centrally located
- Short stroll to shopping centres, cafes restaurants and parkland
- 10 minutes drive to Oxford Street, Bulimba
- 750m to Murarrie Train Station; walk to buses
- One minute drive to Cannon Hill Shopping Plaza
- Approx 4km to Westfield Carindale
- Approx 10km to Brisbane CBD\*

\*Disclaimer: All the information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, and size, building age and condition). Interested parties should make their own inquiries and obtain their own legal advice.