

6/237-239 Riverside Boulevard, Douglas, Qld 4814



House For Sale

Friday, 26 April 2024

6/237-239 Riverside Boulevard, Douglas, Qld 4814

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 136 m2

Type: House



Craig Pearce
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Low \$400,000's

This modern 16-apartment tower offers an executive lifestyle located just steps from the river, parks and shops. Spend your downtime exploring the walking paths and banks of Ross River, enjoy an afternoon in the park with a good book, or meet with friends at the nearby River View Tavern overlooking the water. At 136 sqm in size, this apartment is open and roomy. A very generous open-plan lounge/dining/kitchen faces glass windows and doors, making it always well lit and breezy. The balcony running the length of the room also offers great outdoor space for relaxing or entertaining. The kitchen includes multiple cupboards for the pantry and cookware, a double sink, a gas cooktop and an oven, a dishwasher and recessed fridge space. An oversized master suite has a walk-in robe and an open plan to the ensuite, complete with a generous shower stall, double shower head, vanity and toilet. The remaining two bedrooms are of standard size with built-in robes, carpets, and split-system air conditioners. The main bathroom is fully tiled to the ceiling with a shower stall, vanity and toilet. An internal laundry is convenient and disappears behind folding doors in the hallway. The property includes secure car parking for one vehicle under the building, coded entry, and fob-controlled access to the elevator. The rental appraisal is \$500 - \$520 per week.

- Modern apartment in a convenient location to parks, rivers, and shopping
- Open plan lounge/dining/kitchen with large glass windows and extended balcony
- Apartment fully serviced by split system air conditioners
- Modern kitchen with pantries, dishwasher, movable island bench, recessed fridge space, gas cooktop and oven
- Oversized master bedroom with WIR open to ensuite with generous shower with double heads, vanity and toilet
- Two standard bedrooms with built-in robes, carpets
- Main bathroom is tiled to the ceiling, walk-in shower, toilet and vanity
- Internal laundry in a discreet location being folding doors in the hallway
- Security includes swipe card entry to the tower and fob-key entry to the elevator, giving access to only your floor and garage
- Underground car parking for one vehicle
- Rental Appraisal of \$500 - \$520 per week
- Body Corporate is \$11,135 p.a.
- Council Rates are \$1,680 per half-year including water (\$3,360 p.a.)

This property is a vacant possession and perfect for living or investment. Please contact Craig on 0400 048 940 to schedule a viewing.