

**76/51 Playfield Street, Chermside, Qld 4032**



**Apartment For Sale**

Wednesday, 10 January 2024

76/51 Playfield Street, Chermside, Qld 4032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 113 m2**

**Type: Apartment**



Peter Robertson

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## Price Guide \$650,000 to \$700,000

This beautiful 3 bed, 2 bath, 1 car space + storage apartment is just across the road from a pedestrian walkway into the biggest shopping centre in Queensland. Situated on level 7 on the eastern side of the stunning The Edge apartment building with a leafy outlook over parkland, it features:

- Expansive high ceilinged open plan living and dining area opening out onto a big 21 sqm, covered east-facing balcony with stunning treetop outlook
- The spacious balcony offers the opportunity for both living and dining spaces outside
- Ducted air conditioning throughout
- Modern kitchen with stone benchtops, Smeg dishwasher and heaps of cupboard space
- Generous master bedroom with ensuite, big built-in robe and opens onto the balcony
- Second bedroom also opens onto the balcony
- Third bedroom or large office
- Well-appointed main bathroom
- Separate laundry with big linen cupboard for added convenience
- Big locked storage adjacent car space
- Fabulous pool and BBQ area with leafy outlook
- Residents home theatre room
- Brilliant location, close to all amenities

Less than twenty minutes' drive to the city and airport but near some of the best shopping, entertainment and dining options in Brisbane, it's within walking distance to an express bus service, the brilliant Kedron-Wavell Services Club, Chermside Aquatic Centre and perhaps the best library in town. Sporting fields and walking/bicycle tracks are across the road. Upsizers, downsizers and investors looking for a high rental return should put this one at the top of their list to view; these types of places sell very quickly. See you soon!

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