

**35/9 Sylvan Road, Toowong, Qld 4066**



**Apartment For Sale**

Wednesday, 10 April 2024

35/9 Sylvan Road, Toowong, Qld 4066

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 115 m2**

**Type: Apartment**



Dean Yesberg  
0732311000

## Auction

Enjoying a superb inner-city location this quality spacious 2-bedroom apartment is just a short stroll from the ever-popular Toowong Village, Regatta Hotel, quality cafés, restaurants and beautiful parkland. The apartment is beautifully presented ready for the owner-occupier to move straight in or for the investor to rent out getting good returns. With a generous floorplan that offers a spacious open plan dining and living, a large modern kitchen, two large bedrooms and bathrooms. The master bedroom has an ensuite and private access to the main covered balcony. This main balcony is huge offering plenty of space to entertain whilst enjoying north facing tranquil view over the resort-style complex facilities. The second bedroom also has its own private balcony. The resort-style complex offers a great lifestyle amenities with access to the inground pool, BBQ area, gymnasium, and tropical gardens for your enjoyment. The complex is well-maintained and is in a prime inner-city location with surrounding amenities. The Regatta Hotel, The Wesley Hospital, public transport, shopping centres, school catchments, and the CBD are all within walking distance. A highlight of the features include:

- Mirrored built-ins in bedrooms
- Internal laundry
- Reverse cycle air conditioning in living
- Excellent storage throughout
- Secure undercover parking for 1 vehicle
- Visitor car spaces
- Current tenancy ends July 24
- Rental estimate \$650-\$700 / week
- Council rates Approx \$1,925 / annually
- Body Corporate fees approx \$7,825 / annually

Location:

- 40m to The Regatta Hotel
- 120m to Regatta City Cat Ferry Terminal
- 500m to Toowong Train Station
- 700m to Toowong Village
- 800m to The Wesley Hospital
- 800m to Toowong State School (Prep to Year 6 Catchment)
- 2.8km to Indooroopilly State High School (Year 7 - 12 Catchment)
- 2.5km to QLD University
- 4km to CBD

This is a really lovely apartment in a great location that you can call home. Our sellers are determined to sell either before or at auction. Enquire today for further information. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.