

UNIT 19/32 DUNMORE TERRACE, Auchenflower, Qld 4066



Unit For Sale

Thursday, 16 May 2024

UNIT 19/32 DUNMORE TERRACE, Auchenflower, Qld 4066

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 153 m2

Type: Unit

Offers Over 1.2M

To enquire, please email or call 1300 815 051 and enter code 1449 Perched on the fifth level of Sylvan Grove, this expansive three-bedroom apartment caters to the discerning tastes of residential apartment buyers and astute investors alike. Embracing a coveted Northeast aspect, it offers vistas spanning from the Brisbane River to the majestic Mt. Coot-tha skyline. At the highest point of Dunmore Terrace exclusivity defines Sylvan Grove, boasting a mere 41 apartments predominantly owned by local residents. Two dedicated lifts ensure seamless access, complemented by ample visitor parking and top-tier security features including intercom systems and attentive on-site management. Residents revel in amenities, from the resort-style pool and BBQ area to the full-size tennis court and friendly community room. Currently tenanted, this apartment is one of only four on its level and boasts a spacious floorplan with a functional living and bedroom separation that you only find in buildings constructed in this era. The layout is both practical and full of natural light, with a generously proportioned timber floored lounge area that flows seamlessly onto the main balcony, extending to the dining and kitchen. The master-suite is oversized and each bedroom boasts its own balcony access and unique view. Highlights of this great-value offering include: Large master suite with a walk-in robe and spacious ensuite Dedicated room for laundry facilities Split-system air-conditioning throughout Timeless plantation shutters throughout Separate powder room to the main bathroom Two secure side-by-side car parks with lift access Spacious foyer with plenty of visitor parking onsite Resident-exclusive community room boasting library and bar facilities Sunny resort-style pool, BBQ area & onsite management Full-size tennis court for recreational pursuits Backup diesel generator for the complex Tenant lease in place until January 2025 Body Corp Fees are approx \$2,375 per quarter Positioned within a stone's throw of Toowong Shopping Village, the iconic Regatta Hotel, and the vibrant Park Road precinct, Sylvan Grove offers unparalleled convenience. Nearby attractions such as the Wesley Hospital, Brisbane River walk, and verdant parks further enhance the lifestyle appeal. For commuters, the proximity to Auchenflower train station, CityCat terminals, and bus stops ensures seamless connectivity to the city center and the esteemed University of Queensland. Inspections are strictly by appointment and appropriate notice to the tenants, enquire for open home times if not displayed. To enquire, please email or call 1300 815 051 and enter code 1449