






3/37 Playfield Street, Chermside

Luxurious Ground Level Living with Incredible Alfresco Appeal - Simply Move In...

Positioned within the highly sought-after "Park Lane" complex, this exceptional ground level residence delivers house-sized proportions, refined contemporary finishes and an extraordinary outdoor entertaining and courtyard space rarely found in apartment living. Offering the perfect fusion of privacy, lifestyle and convenience, this beautifully appointed apartment presents an outstanding opportunity for occupiers seeking something so much better than the average.

Designed for effortless indoor-outdoor living, the spacious open-plan layout flows seamlessly to an incredible north/east facing alfresco terrace and private courtyard oasis, complete with raised gardens and a covered entertaining/dining zone. Whether hosting guests, enjoying a morning coffee or simply relaxing in complete privacy, this outdoor space truly sets the home apart.

Inside, the apartment showcases a sophisticated modern aesthetic with high ceilings, stunning hybrid oak flooring and an abundance of natural light. The well-appointed kitchen is both stylish and functional, featuring stone benchtops, quality appliances, gas cooking and

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FOR SALE
Offers Over \$860,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

exceptional storage. Both bedrooms enjoy direct access to the expansive courtyard, while the luxurious refurbished ensuite adds a touch of elegance with beautifully selected finishes and designer tiling.

Positioned within one of Chermerside's premier lifestyle complexes, residents enjoy access to resort-style facilities and unbeatable convenience, all just moments from Westfield Chermerside, major hospitals, transport and parkland.

Property Features:

- Private ground floor apartment within the contemporary "Park Lane" complex
- Spacious 2-bedroom, 2-bathroom floorplan plus separate study
- Incredible north/east facing alfresco entertaining area and oversized private courtyard
- Raised garden beds creating a lush and private outdoor retreat
- Modern kitchen with stone benchtops, gas cooktop, oven, dishwasher and exceptional storage
- Open-plan living and dining flowing seamlessly outdoors
- Stylish family bathroom with shower over bath, vanity and toilet
- Beautifully refurbished ensuite with premium tiling and modern finishes
- Main bedroom with walk-in robe and ensuite
- Both bedrooms open directly onto the private courtyard
- High ceilings and quality hybrid oak flooring
- conditioning, ceiling fans, Crimsafe security and white plantation shutters
- Secure complex with scan card entry, impressive foyer and lift access
- Outstanding resident facilities including a library/media room, sauna, gym and resort-style pool
- Secure car accommodation plus visitor parking
- Exceptional location moments from Westfield Chermerside, restaurants, cinemas and cafes
- Walking distance to express bus transport and close to Brisbane Airport
- Only 9km from the Brisbane CBD
- Close to Kedron Wavell Services Club, Chermerside Library and both major hospitals
- Nearby leafy walking tracks and parkland at 7th Brigade Park

With nothing left to do but move in and enjoy, this immaculate apartment is the definition of effortless living. Whether you're an owner-occupier or investor, this is an opportunity not to be missed. Contact Daniel Waters today for further information or to arrange your private inspection - but be quick, properties of this quality never last long!

QUICK FACTS:

Year Built: Approximately 2007

Unit Size: 150sqm (93sqm internal, 53sqm courtyard)

Aspect: North/East facing

Occupancy Status: Owner occupied and immaculately presented

Body Corporate Fees: \$1,804.54/qtr approx.

Council Rates: \$322.46/qtr approx.

Body Corporate Sinking Fund: \$839,227.39 approx.

Rental Return: Approximately \$725-775 per week

School Catchments: Wavell Heights State School, Wavell State High School

DISCLAIMER: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for 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 enquiries and obtain their own legal advice.

MORE DETAILS

Property ID 3CADF1R
Property Type Unit
House Size 150 m2
Including Ensuite
Study
Toilets (2)
Dishwasher
Outdoor Entertaining

Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
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FLOOR PLAN

Unit 3 / 37 Playfield St, Cherside QLD 4032, Australia

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.