

2304/19 Playfield Street, Chermisde

1 🏠 1 🚿 1 🚗

Lifestyle Perfection - Light-Filled Ultra-Modern Apartment

Occupying a coveted east-facing position within the contemporary Saville Row complex, this beautifully finished apartment epitomizes modern lifestyle perfection. Bathed in natural light and showcasing an elevated standard of style, it delivers the ultimate in low-maintenance luxury living - all just moments from Westfield Chermisde's premier shopping, dining, and entertainment precinct.

Fastidiously maintained and tastefully upgraded by its original owner, this residence impresses from the moment you step inside. High ceilings, expansive interiors, and premium Oak hybrid flooring (no carpet!) create a seamless blend of comfort and sophistication.

The thoughtful floorplan features open-plan living and dining, a chic Caesarstone kitchen with quality appliances, a king-sized master suite, an oversized entertainer's balcony, a dedicated study, and a well-appointed bathroom. Secure basement parking completes the picture.

The Saville Row complex itself continues to sparkle like new, offering residents resort-style amenities including a sparkling in-ground pool, gym, sauna, library, and BBQ area - all within a secure, scan-

FOR SALE
For Sale Now

AGENTS

Daniel Waters
0412 847 849
dwaters@ljhooker.com.au

AGENCY

LJ Hooker Aspley | Chermisde
(07) 3263 6022

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

card—access environment.

Apartments of this calibre, location, and value are rarely offered - so act fast to secure this exceptional lifestyle opportunity!

Highlights:

- Prime Level 3 east-facing position in the impeccably maintained Saville Row complex
- Light-filled open-plan living and dining flowing to an oversized balcony - your perfect second living space
- Elegant Caesarstone kitchen with gas cooktop, electric oven, dishwasher, and abundant bench space and storage
- Luxurious king-size master suite with direct balcony access
- Stylish bathroom with Caesarstone vanity, upgraded tapware, and quality finishes
- Internal laundry with excellent storage
- Secure basement parking with lift access
- Comfort all year round with air-conditioning, ceiling fans, and ideal orientation
- Quality upgrades throughout - Oak hybrid floors, new fans and lighting, and block-out blinds
- " Affordable body corporate fees and strong rental potential of approximately \$575—\$625 per week
- Unbeatable location - just a short stroll to Westfield Chermshire, public transport, and within 5 minutes of Prince Charles Hospital

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 2016

Unit Size: 74sqm approx.

Occupancy Status: Original owner occupier since new

Body Corporate Fees: \$982.40/qtr approx.

Council Rates: \$463.10/qtr approx.

Body Corporate Sinking Fund: \$772,862.74 approx.

Rental Return: Approximately \$575-\$625 per week

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

MORE DETAILS

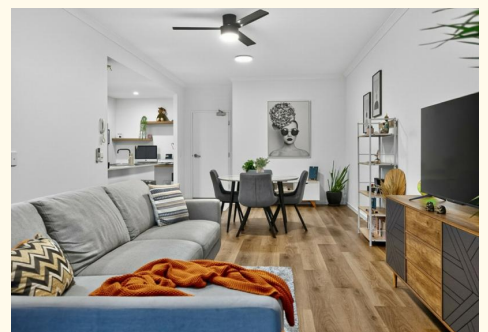
Property ID	3B6VF1R
Property Type	Unit
Land Area	74 m2
Including	Dishwasher

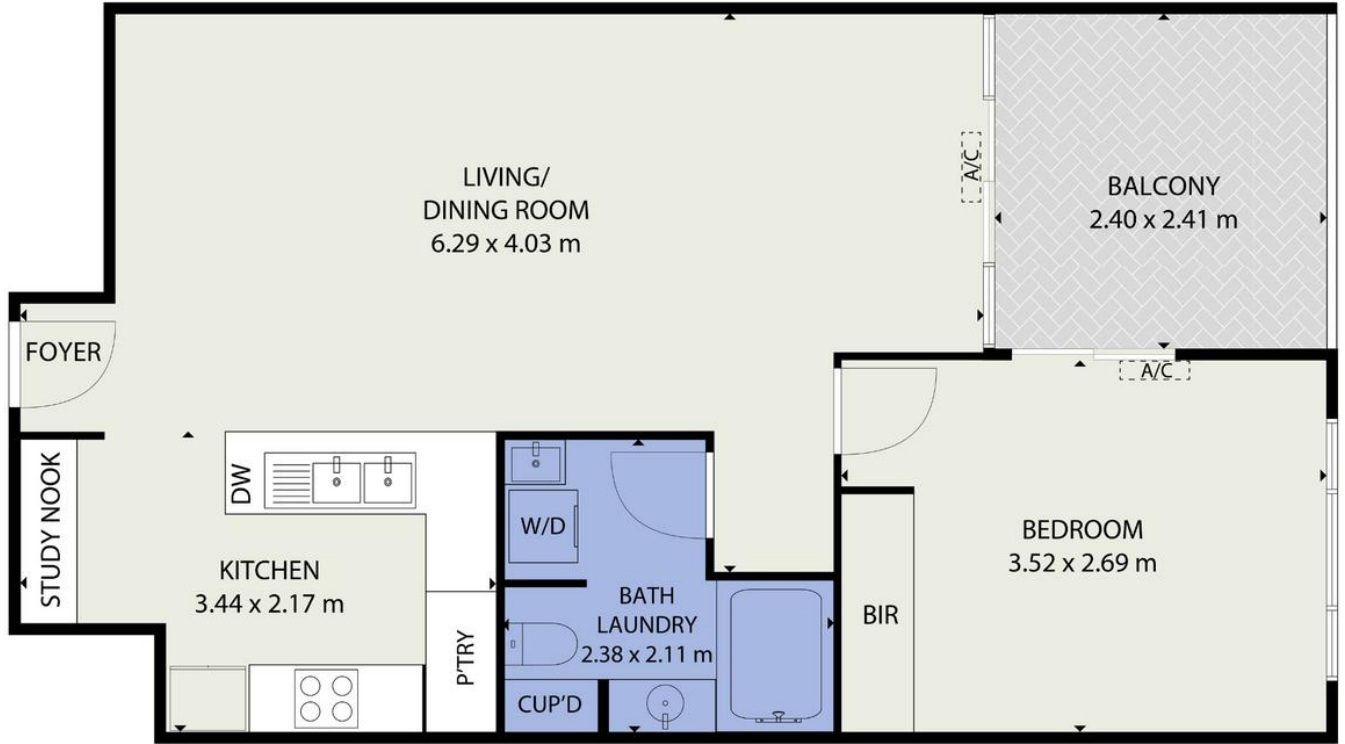
Daniel Waters 0412 847 849

Business Owner, Sales Consultant and Registered Valuer |
dwaters@ljhooker.com.au

LJ Hooker Aspley | Chermshire (07) 3263 6022

1359 Gympie Road, ASPLEY QLD 4034
aspley.ljhooker.com.au | aspley@ljhooker.com.au





2304/19 Playfield Street, Chermside, Queensland, 4032

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.

All information contained therein is gathered from relevant third parties sources.
 We cannot guarantee or give any warranty about the information provided.
 Interested parties must rely solely on their own enquiries.