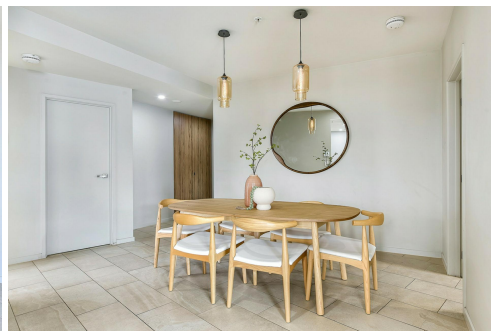




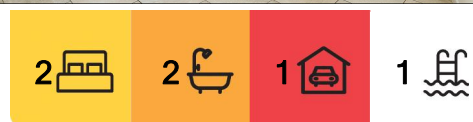
Newstead, 506/27 Commercial Road

LIGHT FILLED NORTH EAST CORNER !

This luxurious 5th level apartment built in 2016 is located on the North East corner, bathed in natural light and positioned to catch the cool river breezes. Designed with quality and functionality in mind, 'La Vida Apartments' are located close to all the action including the river, restaurants, cafes and just over 2km to the CBD. This stunning apartment is perfect for an owner occupier and ready to move into immediately.

Boasting an open-plan design, the highlight of this unit is its expansive floor-to-ceiling glass sliding doors that seamlessly connect the indoor living area with an entertainers' balcony off both the living and main bedroom. The kitchen is a highlight, equipped with premium Ilve appliances, a gas cooktop and plenty of storage, making it perfect for both cooking and entertaining.

The floor plan is thoughtfully designed to ensure optimal privacy between the two bedrooms. The Master Bedroom boasts a walk-through robe, an ensuite, and a spacious



For Sale
OFFERS

View
ljhooker.com.au/1CEBF4N

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layout with direct access to the balcony. The Second Bedroom includes a built-in wardrobe and is conveniently situated near the main bathroom. Both bedrooms are brightened by large windows, allowing for plenty of natural light and fresh breezes.

Experience an unparalleled lifestyle with resort-style amenities, featuring a rooftop pool, sauna, BBQ area, and sun lounges-ideal for hosting and relaxing with family and friends.

- Light filled corner apartment on N/E corner
- Bespoke finishes throughout with new carpet in the bedrooms
- Open plan living with separate dining area
- N/E balcony perfect for
- Ducted air conditioning throughout
- Two spacious bedrooms with built-in, master with ensuite and walk through robe
- Quality bathrooms, internal laundry,
- Contemporary kitchen with stone bench tops
- Ilve stainless steel appliances including gas cooktop and integrated microwave
- Roof top pool, sauna and BBQ area perfect to entertain family and friends.
- Secure basement carparking for one car with lift access
- Reasonable body corporate of approximately \$5150 per annum including insurance.
- Pet Friendly (Subject to body corporate approval)
- Bus, train and ferry transport options all only a short walk away
- 350m to Gasworks Plaza with abundance of restaurants and cafe's, parkland
- 850m to Brisbane River and Teneriffe Ferry Terminal
- The apartment is vacant and ready to move into immediately

The La Vida building stands out for its impressive array of amenities, offering a premium living experience. Residents enjoy secure entry, lift access, on-site management, and access to a popular café and restaurant. The building also includes basement parking with gated entry, a rooftop in-ground pool, barbecue area, sauna, and stunning views of the CBD, all with wheelchair accessibility.

Its location is unbeatable, nestled between the vibrant Teneriffe dining precinct and the renowned James Street district, both just a short stroll away. Additionally, the nearby Gasworks precinct in Newstead provides even more options for dining and entertainment.

With reasonable Body Corporate fees, this is the perfect opportunity to embrace a fantastic lifestyle in a trendy, sought-after neighbourhood. The interstate owner instructions are clear.....SELL !!!

More About this Property

Property ID	1CEBF4N
Property Type	Apartment
House Size	102 m ²
Including	Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes

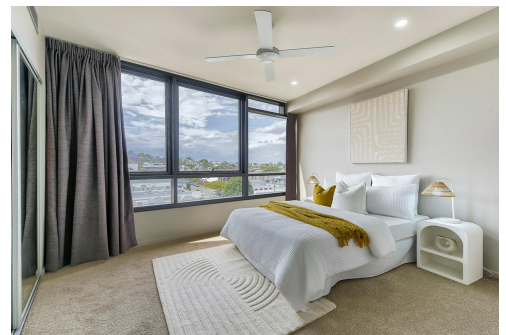
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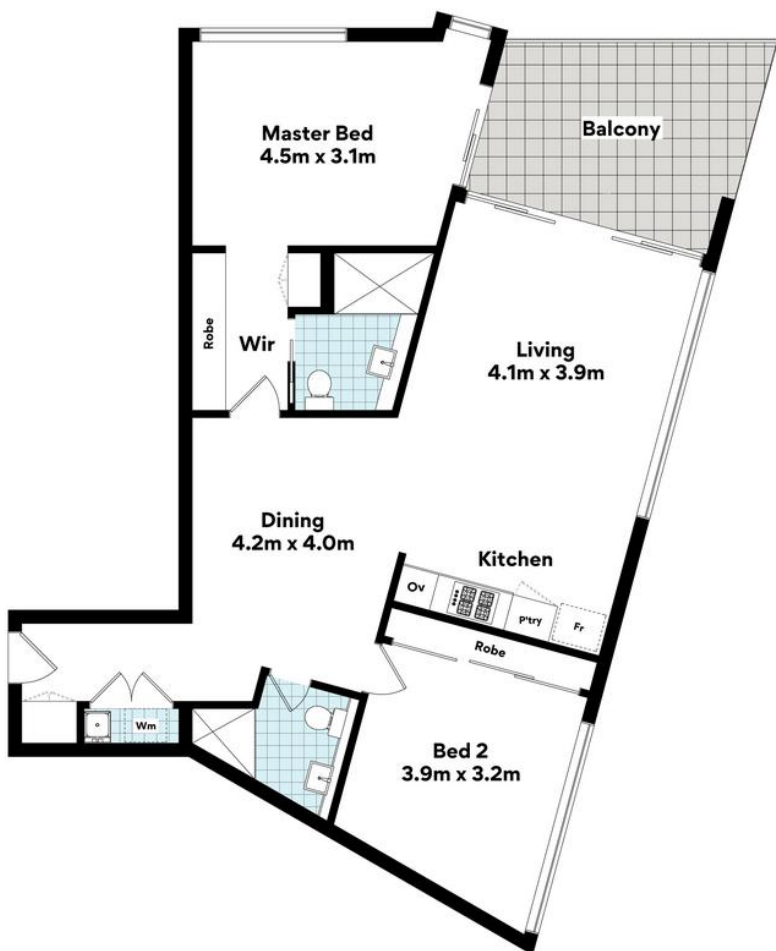
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**506/27 Commercial Rd,
Newstead**



FLOOR AREA SIZES

Internal 88m² | External 14m²

TOTAL 102m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primapixels.com.au