

Toowong, 902/36 Sylvan Road

SOLD BY THE FLORENTZOS TEAM

Opposite gorgeous Toowong Memorial Park and strolling distance to city-bound buses, CityCats, and premium shopping hubs, this classy 2-bedroom apartment is part of the elegant "Kensington by Mosaic" apartment building – a contemporary new addition to the Toowong skyline famed for the sweeping city views from its rooftop infinity pool and party deck, and top-end security systems.

Apartment highlights:

- High-end kitchen with soft-close cabinetry, stone benches and top-brand Bosch mod cons
- Stunning timber floors through combined kitchen/living/dining, carpet in bedrooms
- Luxe full-height tiles & floating vanities in master ensuite + main bathroom
- Full-height glass sliders onto a big, covered balcony with sunset views over Mt Coota
- AV intercom system for monitored entry, CCTV, secure FOB entry into building and lifts
- Hidden walk-in laundry with front load dryer & adjoining linen cupboard



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/B250F4R

Contact
Peter Florentzos
0414 311 526
peterflorentzos@ljhpp.com.au

Kathy Lu
0448 614 495
kathylu@ljhpp.com.au

LJ Hooker Property Partners
07 3344 0288

- Luxe rooftop entertaining terrace with BBQ and dining area leading up to pool deck boasting city views.

With ducted heating and cooling throughout, complemented by ceiling fans in both bedrooms, you control your comfort levels across this light-filled apartment – and there's always the option to open the sliders separating the lounge from the balcony if you want a fresh air rush.

A warming contrast to the crisp white of the walls and space-enhancing square set ceilings is the honey-like hue of the timber floors spanning the combined kitchen/living/dining room along with the well-matched timber veneer of the custom joinery running along the back wall of the kitchen.

Compact in its footprint, the kitchen is exceptionally well designed to maximise every inch of space – and is high-end all the way with 20mm reconstituted stone benchtops, soft close drawers, a double door pantry, an integrated dishwasher and microwave along the breakfast bar – both Bosch – a gas cooker, discreet undermount rangehood, and a swish LED strip light shedding a subtle glow over the feature tiled splashback.

Positioned on either side of the living room, are both bedrooms fitted with plush carpet. The master has a walk-in robe through to a private ensuite with a shower; the second bed has built-in robes and use of the main bathroom next door – equally as elegant as the ensuite with the same full-height tiling and circular above-bench basin in a timber-finished floating vanity.

This apartment comes with a single secure carpark and access for residents and their guests to good times aplenty up on the alfresco rooftop where cushioned sun loungers, a vine-covered BBQ and dining area embrace a sparkling infinity pool where you can catch city views at the end of each lap!

This is a sublime location for those who enjoy the convenience of a quick trip to town for work; study at the numerous surrounding Universities; or enjoy a meal at either the iconic Regatta Hotel or the restaurant hub of Park Road - by car, ferry, bus or bike. From this apartment it's an effortless walk to the Regatta Ferry Terminal (5 minutes), Toowong train station & Toowong Village (5), city-bound buses on Coronation Drive (7), and Toowong State School (9).

Move in or rent out – either way, it's a deep dive into designer life here at Kensington!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties
with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 50 133 677 319 / 21 107 068 020

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.



LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

More About this Property

Property ID	B250F4R
Property Type	Apartment
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Intercom Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes

Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

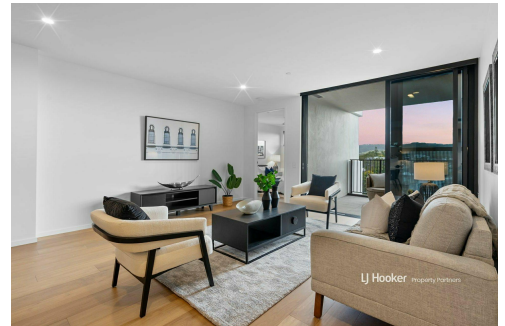
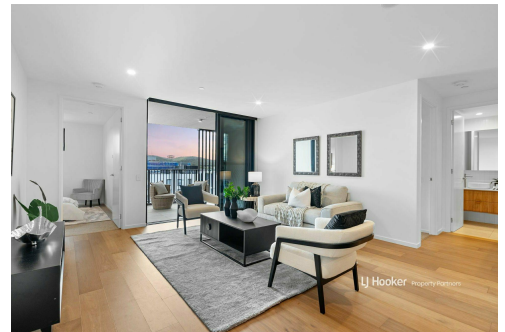
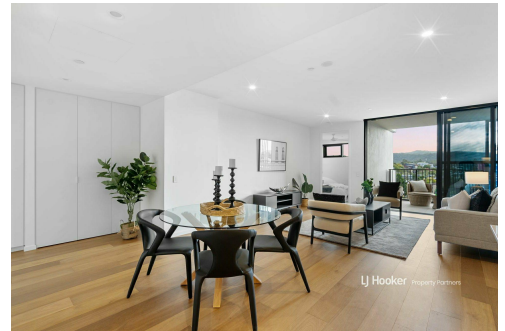
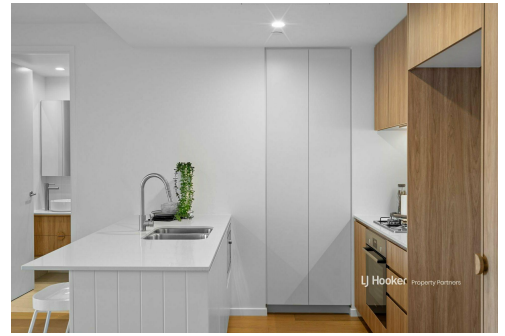
Kathy Lu 0448 614 495

Agent to Peter Florentzos | kathylu@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

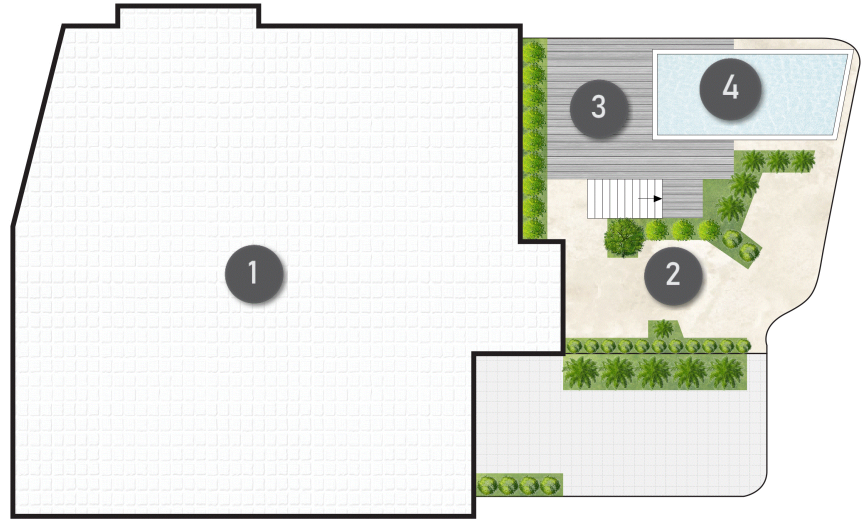
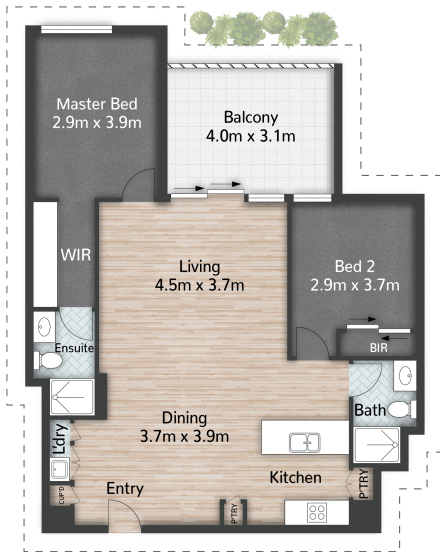


LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.

LEGEND

- 1 BUILDING
- 2 OUTDOOR DINING
- 3 DECK
- 4 POOL



902/36 Sylvan Road **TOOWONG**

2 | 2 | 98m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

LJ Hooker

LJ Hooker Property Partners
07 3344 0288

Disclaimer: 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.