

**1/131 Baines Street, Kangaroo Point, Qld 4169**



**Apartment For Sale**

Wednesday, 22 May 2024

1/131 Baines Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 108 m2**

**Type: Apartment**



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## **\$650,000-\$750,000 - Best Offers By Friday 7th June**

City Convenience Meets Park-Side Serenity If you've been on the lookout for a ground-floor apartment in Kangaroo Point that isn't part of a high-rise building, you know how rare such opportunities are. Your search ends here with this fantastic apartment that meets all your criteria and offers even more. This ground-floor unit in a boutique complex with only six apartments opens up to a Spacious Living and Dining Area with timber flooring throughout. Both Bedrooms feature Built-in wardrobes with master bedroom offering a tidy ensuite. This charming 2-bedroom unit offers an exceptional blend of convenience and lifestyle in a prime location, directly across from a park and close to the city. Located on the ground floor of a small complex, this unit features a private courtyard that connects beautifully with the outdoors.

Property Features:· Master Bedroom: Includes an ensuite· Second Bedroom: Perfect for guests, family, or as a home office· Main Bathroom: Equipped with a shower over bath and integrated laundry area· Open Plan Living: Seamless integration of living, dining, and kitchen areas for a spacious feel· Private Courtyard: A secluded outdoor area perfect for entertaining· Single Garage: Secure parking for one vehicle + space for storage· Currently tenanted till 16/10/2024 @ \$550 p/w (Appraised at \$625-\$675) per week. Perfectly located within a short stroll of the Gabba precinct, the Pineapple Hotel, local schools, the Kangaroo Point cliffs, directly across from Raymond Park, Story Bridge, Public Transport and M3 Access. This apartment places everything you need within easy reach. Don't miss this exceptional opportunity! This unit at Kangaroo Point offers a harmonious balance of city convenience and serene park-side living, making it an excellent choice for both relaxation and entertainment.