

**1/266 Kingsford Smith Drive, Hamilton, Qld 4007**

**Harcourts** Local

**Sold Apartment**

Saturday, 3 February 2024

1/266 Kingsford Smith Drive, Hamilton, Qld 4007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 96 m2**

**Type: Apartment**



Anton Prestigiacomo

**\$570,000**

Perched in an elevated position in Brisbane's iconic suburb of Hamilton, this prime investment offers an idyllic lifestyle opportunity. Within walking distance to Racecourse Road shopping and dining precinct, Bretts Wharf, Portside Wharf and a short 4.8 km to Brisbane's City centre, this is inner suburb living at its best! Situated in a small, tidy complex of 6, this charming unit features 96m<sup>2</sup> of internal living spaces, a private balcony and a South-Easterly aspect with Brisbane River views. With a neutral colour scheme and complimenting contemporary touches, the unit provides inviting light & bright indoor areas, three private balconies, a courtyard and spacious open-plan living and dining. Introducing a delightful sanctuary, the large, air-conditioned Master Bedroom has two private balconies, a walk-in robe and a modern ensuite. The second and third bedrooms are generous in size, plus robes with the family bathroom and a separate powder room situated across the hall. The kitchen is compact but well-designed, with modern appliances and ample cabinetry space.

**Property Features:**

- Ducted Air-Conditioning
- Ensuted Master Bedroom
- Newly Renovated Ensuite
- Large Open-Plan Living & Dining Area
- In-Ground Complex Pool
- 800m to Racecourse Road Shopping & Dining Precinct
- 800m to Bretts Wharf City Cat stop
- 1.4km to Portside Wharf Shopping & Dining Precinct
- 4.8km to the Brisbane CBD

Conveniently located in the heart of Hamilton, residents can access a variety of cafes, restaurants, and shops within walking distance. Additionally, abundant public transport options make commuting hassle-free. Don't miss your opportunity to secure your piece of Hamilton, offering an incredible prospect for investors, this property's low maintenance lifestyle, convenience and prime location makes this an opportunity not to be missed! Contact Anton Prestigiacomo to book your viewing today!

**Disclaimer:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.

**Disclaimer:** This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.