

1/88 Kent Street, Hamilton, Qld 4007

Place. **P**

Townhouse For Sale

Wednesday, 12 June 2024

1/88 Kent Street, Hamilton, Qld 4007

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tegan Zernike
0410044348



Tanya Mitchell
0428215773

Offers Over \$1,100,000

1/88 Kent Street offers the best of Hamilton living. With the cafes, restaurants and retail offering of Racecourse Road at the end of the street, and a flat gentle stroll to the Brisbane River, bikeways and the Portside Wharf Precinct, inner-city living in Brisbane does not get any better. Positioned within a boutique complex of just 6 homes, Town home 1 at 88 Kent enjoys its own street frontage and is standalone with no adjoining walls to neighbours. Security is a key consideration with remote controlled gated access and undercover secure parking for 2 vehicles. The floorplan is entirely unique with open plan living flowing out to a private courtyard as well as an ensuited bedroom suite located on the ground floor, ideal for those wanting to live day to day on one level. This configuration with 2 bedrooms, second bathroom and enormous entertainer's balcony upstairs is perfect for those seeking separation of living, or investors seeking maximum returns from tenants wanting to rent-share the space. The finishes used throughout the home will not disappoint with hardwood timber flooring throughout the bedrooms and tiled flooring throughout the remainder of the home. The stone kitchen has been practically laid out with plenty of storage and breakfast bar, gas cooktop, undermount sink and quality tapware making this a delightful kitchen to cook in. Storage has been well considered with built-in and walk-in wardrobes, as well as under-stair storage – ideal for larger items or a perfect wine cellar. Quality plantation shutters as well as powder-coated aluminium screens ensure privacy. Positioned just 4 kilometers from the Brisbane CBD and a 12-minute drive to the Brisbane Airport, 1/88 Kent Street Hamilton is blue-chip investing at its best. 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.