

100/15 Goodwin Street, Kangaroo Point, Qld 4169



Sold Studio

Friday, 1 September 2023

100/15 Goodwin Street, Kangaroo Point, Qld 4169

Bathrooms: 1

Parkings: 1

Area: 55 m2

Type: Studio

\$415,000

Located in one of Kangaroo Point's most sought after riverside complexes 'The Docks on Goodwin,' this studio apartment is the perfect entry into the market for first home buyers or investors alike who are searching for low maintenance living whilst being surrounded by great lifestyle options. Boasting a slick compact layout filled with sunlight, this apartment features an open floor plan with a fully functional kitchen featuring ample storage space. The bedroom space is of great proportion featuring mirrored built in robes, ceiling fan, as well as an easy access to the bathroom displaying a modern glass shower, toilet and tucked away storage. Floor to ceiling glass doors provide a great extension of the interior living space, with a stunning backdrop of the Brisbane City skyline. Complete with secure parking for one car with the additional convenience of ample visitor car parking. Residents will also value the complex's immaculate landscaped gardens with brilliant green space to enjoy, exceptional inground swimming pool, full size tennis court, spa, sauna, b-b-q areas and equipped gymnasium. Expected rental return of \$475 per week. Property features: - Perfect first home or investment in a premium location - Bright & breezy with loads of natural light - Fully functional kitchen with ample storage space - Bathroom with modern glass shower, toilet and tucked away storage - Private balcony with stunning views of the Brisbane City skyline - Air conditioning throughout - Single secure car space

Complex features: - 25M heated lap pool - Heated spa - Sauna - Fully equipped gymnasium - Full sized tennis court - Recreation room including widescreen Foxtel theatre - BBQ areas - Landscaped gardens - Ample visitor parking - Professional onsite management

Body corporate fees: \$5,965 p.a. Council rates: \$1.810 p.a. Ideal for professionals, it is also incredibly enticing for savvy investors with a location that will forever be in demand! It is hard to find a better location, with the re-development of the Gabba in readiness to host the Olympic games, the Cross River Rail already under construction, and the Cross River Bridge from Kangaroo Point to the city. Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba! The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.