

103/37B Harbour Road, Hamilton, Qld 4007

THE AGENCY

Unit For Sale

Sunday, 17 December 2023

103/37B Harbour Road, Hamilton, Qld 4007

Bedrooms: 1

Bathrooms: 1

Area: 60 m2

Type: Unit



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Offers Over \$380,000

Presenting an amazing opportunity to enter the property market and acquire a slice of Hamilton's vibrant riverside lifestyle within the highly coveted Proximity building at Portside Hamilton. This is a great choice for a homeowner because you can take possession in February, and your monthly mortgage expenses will be more affordable than renting. It's also an attractive option for an investor, with an estimated rental income ranging from \$500 to \$540 per week. This impressive one-bedroom unit is ideally positioned in a location poised for a remarkable \$20 million revitalization, transforming it into a premier dining and lifestyle hub, just in time for the Olympic Games. Nestled on the first floor this apartment offers not just style and affordability but also unparalleled convenience being just 6 kilometres from Brisbane CBD. With Portside Wharf, Racecourse Road, and the renowned Eat Street just a stone's throw away, you'll be surrounded by award-winning restaurants, a cinema, Woolworths, a number of gyms, bars, cafes, retail shops, and excellent public transportation options. Created by renowned Brisbane architects Cootee Parker, the 14-story complex features a distinctive design that evokes the patterns of the ripples on the Brisbane river. This unit is available for purchase furnished or unfurnished, featuring an open-plan layout that maximizes floor space. It includes impressive floor-to-ceiling double glazed doors and windows, split air conditioning, composite stone countertops, Bosch appliances, a built-in wardrobe, European laundry, and a storage cupboard. Furthermore, the unit offers a spacious balcony, providing an ideal spot to relax, and an added bonus is its easy accessibility to the pool.

Key Features:

- Open-plan kitchen, living, and dining area
- One bedroom, one bathroom
- Light and bright due to floor-to-ceiling double glazed doors and windows
- Reverse cycle air conditioning throughout
- Reconstituted stone benchtops
- European Bosch appliances in the kitchen
- Built-in mirrored wardrobe and storage cupboard
- European laundry
- Balcony with frameless glass balustrades
- Option to purchase furnished or unfurnished

Complex amenities include secure bike storage, intercom system, onsite management, and a lap pool. Built between 2012 and 2014. Vacant from February 20th for immediate move in. Sinking Fund Balance: \$1,034,560.42. Rental Appraisal: \$500 - \$540 per week. Rates approx. \$450 per week. Thanks to its excellent public transportation options such as buses and ferries right at your doorstep, as well as its close proximity to Brisbane Airport and the North and South Highways, there's no need for a car in this location. You can enjoy a riverside Broadway walk or go for a run or bike ride along the river. Additionally, less than 100m away is a park with amenities including a basketball court, gym equipment, children's play equipment, and an off leash dog park. This is a fantastic chance to possess a slice of Hamilton's premium living, and at this price it will not remain on the market for long. Get in touch with Megan Jones at 0439 941 501 to arrange a viewing or come visit our open house. Don't pass up the opportunity to enjoy the lifestyle you've earned or invest in this exceptional location!

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