

# 1045/16 Hamilton Place, Bowen Hills, Qld 4006

## Unit For Sale

Wednesday, 20 March 2024

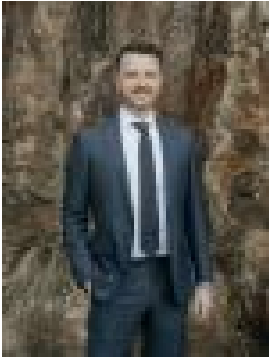
1045/16 Hamilton Place, Bowen Hills, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 55 m2**

**Type: Unit**



Alex Burchill  
0731100830

## Sale By Negotiation

Nestled on the 4th floor of the Chelsea Residences, this contemporary development in the thriving Bowen Hills enclave boasts a chic and modern design. Just two kilometers from the heart of Brisbane CBD, this stunning residence offers a coveted lifestyle with convenient amenities at your fingertips. Featuring an open-plan living and dining area, refreshing pool views, and modern amenities, this property caters to a diverse range of potential buyers. Seize this opportunity for future capital growth and consistent rental returns!

**Key Features:-** First floor residence with a North-Western view - Open-plan living area seamlessly extending to an enclosed alfresco balcony-dining space- Built-in wardrobe - Study nook- Excellent proximity to train and bus stations- High-speed NBN connection- Rooftop terrace equipped with barbecues- Resort-style facilities including onsite management, CCTV, pool, gym, and barbecue facilities- A brief stroll to the vibrant 'James Street' and 'Emporium' precincts

The property is currently rented at \$450 per week until 28th August 2024.

**Notable Information:-** Body Corporate fees: \$5,978 per year approx- Council Rates: \$1,923 per year approx- Water Rates: \$1,100 per year approx

For enquiries or to schedule a viewing, please contact Alex Burchill at 0452 370 382!