

**106/6 Lawson Street, Hawthorne, Qld 4171**



## **Apartment For Sale**

Saturday, 9 December 2023

106/6 Lawson Street, Hawthorne, Qld 4171

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Kerry Smollen

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## Offers Over \$629000

New Listing- Inspections By Appointment - Text 0420 464646 This 86Sq residence is luxurious and inviting from the moment you enter, the immaculate complex welcomes you through a sleek lobby that offers wheelchair access and building lift. Situated on the first floor of this boutique and elegant complex, you will fall in love with the modern convenience and ease of this designer apartment in the heart of Hawthorne. Presenting a free-flowing floorplan, deluxe finishes and high-end appliances, the property has been designed for relaxed living and seamless entertaining through the open-plan layout and abundant balcony. Offering proximity to Bulimba and the CBD, this stylish sanctuary is in short walk to Balmoral and Hawthorne Parks, Morningside Station, Norman Park and Morningside State Schools plus scenic walks or bike rides along the Brisbane river. The residence is luxurious and inviting from the moment you enter, the immaculate complex welcomes you through a sleek lobby that offers wheelchair access and building lift. The apartment greets you through the naturally illuminated living areas, flaunting stunning tiles and crisp white walls, comprising the dining and lounge that flow out onto the balcony through sliding doors. The polished kitchen displays marble-look stone benchtops, Bosch electric oven and cooktop, integrated dishwasher and generous butlers' pantry with space for a fridge. The apartment greets you through the naturally illuminated living areas, flaunting stunning tiles and crisp white walls, comprising the dining and lounge that flow out onto the balcony through sliding doors. The polished kitchen displays marble-look stone benchtops, Bosch electric oven and cooktop, integrated dishwasher and generous butlers' pantry with space for a fridge. The bedrooms are well-separated, each containing built-in wardrobes and Daikin air-conditioning, the master with a private ensuite and second bedroom adjacent the main bathroom. Both bathrooms showcase a timeless black and white colour scheme, the ensuite featuring an oversized walk-in shower and the main bathroom incorporating a shower-over-bath combination. Additional property features include an internal laundry, Daikin air-conditioning to the living areas and a dedicated space in the complex carpark. Location is a key aspect of this well-positioned apartment, appealing to both investors and owner-occupiers for its proximity to trendy cafes, restaurants, bars and shopping. Suited to anyone from young professionals, downsizers or astute investors, the al fresco balcony provides the option to entertain at home, whilst the location affords an abundance of nearby opportunities for dining out. Sought-after schools within the area are aplenty, public transport is readily available and outdoor areas including numerous nearby parks and the Brisbane River provide picturesque scenery, all just moments from your front door. Summary Features Include:

- First floor apartment with free-flowing floorplan, deluxe finishes & high-end appliances
- Designed for relaxed living & seamless entertaining through open-plan living/balcony
- Proximity to Bulimba, CBD + walking distance from Balmoral Park, Morningside Station, Norman Park SS & scenic walks/bike rides along the river
- Naturally illuminated living areas comprising dining/lounge flowing out to the balcony
- Kitchen inc. marble-look stone benchtops, Bosch electric oven/cooktop, integrated dishwasher & generous butlers' pantry with space for fridge
- Both bedrooms contain built-in robes & Daikin air-conditioning - master with private ensuite with oversized shower & main bathroom with shower-over-bath combination
- Additional property features inc. internal laundry, air-con in living, storage & carpark
- Al fresco balcony provides option to entertain at home, whilst the location affords an abundance of nearby opportunities for dining out bars, cafes, restaurants & shopping.

BodyCorp :\$1147 Last Quarter (Admin/Sinking/Insure) Please contact Kerry Smollen for any info on 0420 46 46 46. Information contained on any marketing material, website or other portal should not be relied upon, and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property