

1078/16 Hamilton Place, Bowen Hills, Qld 4006



Apartment For Sale

Friday, 23 February 2024

1078/16 Hamilton Place, Bowen Hills, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Peter Evans
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John Rohde
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Offers Over \$525,000

* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb

* Inspection Information: For open homes and private inspections, meet at the front gate at 16 Hamilton Place, Bowen Hills (Chelsea Apartments). This apartment boasts contemporary design and spectacular views of the CBD from the alfresco balcony, setting it apart from the competition. With its sleek finishes and an open layout, it's the ideal prospect. Situated in a prime location only 2 train stops from Brisbane Central, enjoy easy access to amenities and transport links, ensuring maximum appeal to potential tenants or for you to move into in the future. Currently tenanted until January 2025 for \$600 per week.

Apartment Details: Level 7 of 14 (Tower 1) Alfresco balcony - enclosed 2 generously sized bedrooms Fitted wardrobes Ducted air-conditioning and ceiling fans Master bedroom with ensuite Kitchen with gas cooktop and stainless steel appliances Study nook Internal laundry Secure car space - right next to the lift

Building Features (Chelsea Apartments): Built in 2012 approx. 195 lots Swimming pool Gym Resident's lounge Sky terrace and BBQ with breath-taking views over the city 2 towers joined by ground-floor foyer Secure swipe entry & reception desk monitored by on-site management NBN available Intercom Pet-Friendly complex

Location: Brisbane Showgrounds - 2 min walk Bowen Hills Station - 6 min walk 2 Stops from Brisbane Central Station King Street - 8 min walk Aldi - 9 min walk Gasworks Plaza - 5 min drive (Woolworths) Bunnings Newstead - 3 min drive Breakfast Creek Hotel - 4 min drive Fortitude Music Hall - 15 min walk Howard Smith Wharves - 10 min scoot Newstead Park - 6 min drive Southbank (GOMA) - 10 min drive Queen Street Mall - 12 min drive Brisbane Airport - 18 min drive Gold Coast - 1 hour drive

School Zones: Brisbane Central State School (Prep to Year 6) - 6 min drive Fortitude Valley State Secondary College (Year 7 to Year 11) - 2 min drive Kelvin Grove State College (Year 12) - 7 min drive

Rent: Currently tenanted until 18/01/2025 for \$600.00 per week

Rental Appraisal: \$600.00 - \$650.00 per week unfurnished

Costs: Body Corp Fees - \$1,301.25 per quarter approx Council Rates - \$480.00 per quarter approx Water Rates - \$310.00 per quarter approx

Interested in making an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/BMST9>

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