

# 11/40 Bell Street, Kangaroo Point, Qld 4169

## Unit For Sale

Tuesday, 5 December 2023

11/40 Bell Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Sara Curley  
0435158117

## For Sale

Welcome to this charming two-bedroom, two-bathroom apartment in the highly sought-after suburb of Kangaroo Point. This exceptional property is nestled within an unrivalled location and offers residents the ultimate lifestyle. Upon entering the residence you'll immediately appreciate the well-thought out layout, connecting indoors and outdoors and flooding the apartment with natural light. The centrally located kitchen features a functional layout, plenty of storage options and a breakfast bar creating the perfect space to entertain friends and family! The living and dining area also features double doors opening onto the generous North facing outdoor balcony that overlooks the stunning in-ground pool. The property also features two spacious bedrooms, both with an abundance of natural light, dual built-in wardrobes and en-suite access. This complex is located just meters from the iconic Kangaroo Point Cliffs and just a short stroll away from the upcoming Kangaroo Point Green Bridge providing a fantastic lifestyle opportunity. Other features of this residence sure to impress include:- Dedicated internal laundry space, an abundance of storage space throughout the residence and a North facing aspect.- Both bedrooms and bathrooms are separated by living and dining space.- Boutique complex of only 27 units and offers residents access to gym space and sparkling in-ground pool and outdoor dining area.- Situated in the highly sought-after suburb of Kangaroo Point residents have the convenience of The Gabba, the upcoming Cross River Rail, Kangaroo Point Green Bridge and public transport just a short stroll away.- Additionally, this residence offers secure parking and intercom entry providing security and convenience. For more information please contact on Sara Curley on 0435 158 117. Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.