

1103/470 Main Street, Kangaroo Point, Qld 4169



Apartment For Sale

Thursday, 1 February 2024

1103/470 Main Street, Kangaroo Point, Qld 4169

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Apartment



Chris Houston
0732260111



Jason Chaffey
0732260111

Offers Over \$2,600,000

Introducing Riviére by Aria, a recently completed masterpiece in Aria's collection of iconic residences. This stunning building stands proudly above the Kangaroo Point Cliffs, offering breathtaking views of the Brisbane River, Botanic Gardens, and city skyline. Designed by Bates Smart, one of Australia's most influential architects, Riviére pays tribute to the natural rock formations of the historic Kangaroo Point Cliffs. This beautiful residence includes;- 3 bedrooms, 2 bathrooms, 2 car spaces - City and river aspect, Level 11, highest floor-plan type in the building- Light filled, open-plan living and dining area flowing onto a large entertainer's balcony- High ceilings & full height joinery within the residence- Timber flooring throughout - Miele appliances throughout - Bespoke residence entry screen detail allowing cross flow ventilation of all apartments through a naturally ventilated lobby- Flush transition from living to balcony, with pod pavers and timber ceiling detail to all balconies. - Double-glazed glass, with window coverings and sheers included- Body Corporate approximately \$7,700 p/a inc. admin sinking and insurance Over 2,000m² of Resident Amenity across the Ground Floor Retreat & Residents' Rooftop Club provides residents with an urban resort within their own home including; Ground Floor - The Retreat;- Entry Garden- Nature Walk- Play Space and Barbecue Area- Butterfly Walk- Residents' Lobby & Home Office- Private Theatre Room- Residents' Wine Cellar Level Thirteen - Rooftop Club;- Infinity Pool- Residents' Wine Bar & Lounge- Private Dining Room- Meadow and Picnic Area- Fitness Centre and Magnesium Bath The location of Riviére is highly desirable. Situated at the rise of Kangaroo Point, it offers easy access to Kangaroo Point cliffs, Brisbane City and Howard Smith Wharves. The new pedestrian bridge connecting Kangaroo Point to Brisbane City is currently under construction, expected to be completed in 2024. The area is undergoing significant transformation with the Cross River Rail Woolloongabba Station Precinct project, bringing new bars, restaurants, shops, public park space, and community facilities. The Cross River Rail network will provide world-class public transport services, and new pedestrian walkways will improve connectivity to the nearby Gabba stadium, which is undergoing a \$1 billion refurbishment for the 2032 Olympic Games. Aria is incredibly proud to have been Awarded Best Development in Australia – 2022, 2019, 2018 and 2017 as well as the Best Development in Queensland 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2013 and 2012. Riviére is a proud part of our company's collection of beautiful buildings.