

1109/37B Harbour Road, Hamilton, Qld 4007

Sold Unit

Wednesday, 20 December 2023

1109/37B Harbour Road, Hamilton, Qld 4007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Megan Jones
0721012250



Andrew Jones
0408826625

\$450,000

Introducing a rare opportunity to own a piece of Hamilton's riverside lifestyle in the highly sought-after Proximity building at Portside Hamilton. This impressive 1-bedroom unit is situated in a prime location that is about to undergo a remarkable \$20 million rejuvenation, making it a dining and lifestyle destination set to shine on the international stage, just in time for the Olympic Games. Located on floor 11 within the esteemed 'Proximity Hamilton' residential complex, this apartment offers not only style and value but also unparalleled convenience. With Portside Wharf, Racecourse Road, and the famous Eat Street just a stone's throw away, you will find yourself surrounded by award-winning restaurants, cinema, gym, bars, cafes, retail outlets, and excellent public transport options. Designed by leading Brisbane Architects, Cootee Parker, 'Proximity Hamilton' draws inspiration from its proximity to the Brisbane River, with a unique design resembling ripples in a flowing stream. The 14-storey building sits adjacent to the Brisbane River, only 6 kilometers from the CBD, offering a secure and convenient lifestyle in a complex equipped with a lift and a pool. This bright unit can be purchased furnished or unfurnished and boasts an open-plan layout, maximizing floor space and featuring impressive floor-to-ceiling windows, air conditioning, Composite stone bench tops, European appliances, a built-in wardrobe, European laundry and storage cupboard. The absolute bonus is that this unit has a secure exclusive basement car park space included. Additionally, the unit offers a spacious balcony with views of Hercules Park, providing an ideal place to unwind. The complex itself offers a pool. Features at a Glance • Open-plan kitchen, living and dining area • 1 bedroom, 1 bathroom, 1 exclusive car park • floor-to-ceiling double glazed windows • Reverse cycle air conditioning throughout • Reconstituted stone benchtops • European Bosch appliances in kitchen • A built-in mirrored wardrobe and storage cupboard • European laundry • Balcony with frameless glass balustrades • Purchase furnished or unfurnished • Complex has secure bike storage cage, intercom system, onsite management and a lap pool. • Built 2012 – 2014 • Tenanted until 8/2/24 at \$465 per week • Body Corp fees \$119 per week (admin, sinking insurance, if pd on time). Sinking Fund Balance \$1,034,560.42 • Rental Appraisal \$550 - \$580 unfurnished or \$580 - \$620 p wk furnished With public transport options, including buses and ferries at your doorstep, as well as proximity to Brisbane Airport, North and South Motorways, this location eliminates the need for a vehicle. The unit is currently tenanted until 8/2/24, offering attractive rental returns. This is a remarkable opportunity to secure a piece of Hamilton's riverside luxury, and it won't last long. Contact Megan Jones at 0439 941 501 to arrange an inspection or join us at the open home on Saturday. Don't miss your chance to live the lifestyle you deserve, or to purchase your investment in this world-class riverfront precinct! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained