

# 11709/8 Harbour Road, Hamilton, Qld 4007

## Apartment For Sale

Wednesday, 29 May 2024

11709/8 Harbour Road, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Jason Isbester - Sales

## Contact Agent

Introducing a rare and exceptional opportunity to own a stunning property located in the sought-after of Hamilton, Australia. This apartment offers a unique blend of modern elegance and timeless charm, making it the perfect place to call home. The apartment is located at Hamilton Harbour Residences on the 17th floor. As you step inside, you will be greeted by a sense of peace and tranquility that is hard to find in today's bustling world. The layout provides ample room for relaxation and entertainment, while the abundance of natural light creates a bright and airy atmosphere throughout. - 2 Bedrooms, 2 Bathrooms, 1 Car Park (B1), 1 Cage (B1) - 76m<sup>2</sup>, open balcony that is 9m<sup>2</sup> - Located in Harbour 1 on the 17th floor - Ducted air conditioning throughout with ceiling fans - Galley style kitchen gas cooktop, oven, dishwasher - Carpeted throughout - Owner occupier moving out after 12 years - Rates \$465 per quarter - subject to change - Body Corporate fee \$1350 per quarter - subject to change - Fully furnished

The bedrooms in this apartment are a great size, both bedrooms accommodate a queen size bed complete with mirrored wardrobe, lots of natural light with the master bedroom featuring an ensuite a view of the Brisbane river. The apartment does also feature 1 car park on basement 1 and 1 storage cage on basement 1, the storage cages can be rented at \$45 to \$55 per week to fellow residents or other owners will purchase the storage cages from \$15,000 to \$18,000. This property boasts a convenient location in the heart of Hamilton that offers easy access to a variety of amenities, including shopping, dining, and entertainment options. Whether you're looking for a quiet retreat or a vibrant urban lifestyle, this apartment has it all. Well-maintained and impeccably clean, this property is a true gem that is ready for you to make it your own. Don't miss out on this incredible opportunity to own a piece of paradise in the heart of Hamilton as the owner is moving after 12 years of owning this great apartment.

Complex Features:

- Onsite management, same management for last 12 years
- Latest security throughout the complex
- Opti - Fibre internet
- Digital communication system for all residents
- Parcel lockers for all residents with access 24 hours day 7 days a week
- Large infinity swimming pool that is heated 6 months of the year
- Spa heated all year round
- BBQs and tables available for all residents
- Manicured tropical gardens and a large greenspace
- Pet friendly complex
- Complex was completed in November 2011
- Very healthy body corporate balance
- Fantastic body corporate committee
- Medical centre, dentist, physio within our complex
- Direct access to Hamilton Harbour Retail with some fantastic retail options such as Woolworths, mix of cafes and coffee shops, Sense of Taste complete with hairdressers and beauty options.

Hamilton Harbour Residences is located 9.5km from the Brisbane, 8.5km to Brisbane Domestic/International Airport. The Gateway Motorway is only 2.5km to head North to the stunning Sunshine Coast or South to the Gold Coast. Contact us today to schedule a viewing and discover the endless possibilities that await you in this exceptional home.