

**11801/8 Harbour Road, Hamilton, Qld 4007**



**Apartment For Sale**

Thursday, 18 April 2024

11801/8 Harbour Road, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 62 m2**

**Type: Apartment**



Loretta Accornero  
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## Offers over \$495,000

This oversized one bedroom, one bathroom, one car apartment is located on the 18th level in one of the most sought after complexes, Hamilton Harbour 1. The double glazed floor to ceiling glass sliding doors from the open plan living/dining opens onto the perfect lovely east facing balcony. The open plan style kitchen features stone bench tops, gas cooktop and mirrored glass splash backs. Features include:

- Bedroom with built-in-robe
- Open plan kitchen with stone benchtop
- Extra space for either dining room/study
- Abundance of natural light via floor to ceiling glass sliding doors and windows
- Double glazing throughout
- Ducted dual air conditioning and ceiling fans
- Separate internal laundry room
- Secure building with intercom and high-speed lift
- Secure basement car park for one car
- Onsite management
- Pet friendly complex
- Outdoor BBQ & entertainment facilities
- Large heated "Oasis Style" heated swimming pool and Spa
- Lush tropical surrounds
- Few steps to Hamilton Park (with playground and dog off-leash)
- Magnificent location - leisurely walk to Racecourse Road, array of restaurants, cafes and entertainment.

Walk along the Kingsford Smith Walkway along the Brisbane River to Newstead, Gasworks and Brisbane CBD

- Easy access to the M1, Brisbane Airport, Clem 7 Tunnel, Royal Brisbane Hospital and Royal Queensland Golf Club
- Close to a variety of transport options

Enjoy the convenience of being able to step outside your apartment into a variety of shopping and dining options, cafes, Woolworths, health and beauty studios, gymnasiums, bars, cafes and Dendy cinema. Commuting is a dream, walk just 50 metres to the City Cat as well as being within easy reach of the Inner City Bypass, tunnels and Gateway Motorway. Short stroll to Racecourse Road precinct and RaceTracks. Enjoy state-of-the-art riverside bike paths and walkways connecting Hamilton to Newstead, Teneriffe and beyond via the Kingsford Smith Drive walkway. You will be buying into a suburb that historically performs extremely well, and into a strong and inclusive community with top-performing state primary schools, as well as easy access to elite private high schools. Perfectly located 5km from the CBD, 15 minutes to the international & domestic airport. This apartment would appeal to professionals, first home buyer, investor seeking to capture a great investment or downsizers seeking the quality of the inner-city lifestyle, a beautiful low-maintenance home close to entertainment precincts and accessibility taking in all that Hamilton has to offer. Your inspection will reveal even more desirable features. Call Loretta Accornero on 0412 989 087 to arrange a private viewing or come along to my advertised open homes.