

123/8 Harbour Road, Hamilton, Qld 4007

Apartment For Sale

Friday, 3 November 2023

123/8 Harbour Road, Hamilton, Qld 4007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Jason Isbester - Sales

\$445,000

This apartment is located on the 12th floor of Hamilton Harbour Residences this 1 bedroom, 1 bathroom, 1 car park is a very popular design with tenants and owner occupiers. This apartment does have a lot of natural light throughout with stunning views over Hamilton and our lush tropical gardens and swimming pool. Brisbane City Council rates at \$465 per quarter* and the Body Corporate Fees admin and sinking fund are \$1260 per quarter, subject to change* The tenant has just moved out of this apartment and was paying \$1950 per month. When you enter this apartment, you will come into open plan, kitchen, living, dining. The apartment does feature a galley style kitchen including a 2-burner gas cooktop, convection microwave oven complete with a Fisher and Paykel dish draw. At 53m² including the balcony. The apartment features double glazed glass sliding doors, opening directly from the living room to the balcony, providing the perfect space for all year round living and entertaining, the balcony does feature the alfresco doors making the balcony perfect for all around year usage. The master bedroom features floor to ceiling double glazed glass windows with a lot of natural light. Having such a spacious bedroom means it is large enough to accommodate a king size bed and includes a large, mirrored wardrobe with a mix of storage including hanging space and shelving. The laundry is conveniently tucked away in the double doored cupboard within the bathroom. - 1 Bedroom, 1 Bathroom, 1 Car Park (B1)- Views over Hamilton/ Pool- 53m² apartment, 45m² internal, balcony 8m²- Located in Harbour 1, level 12- Alfresco balcony- Charcoal carpet in the living & bedroom - Gas cooktop, dish draw in the galley style kitchen- Rented until Dec 2023 at \$1950 per month- Rates \$465 per quarter (subject to change)- Body Corporate Fees \$1385 per quarter (subject to change)Complex Features:• Onsite management• 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 and Dentist within our complex• Direct access to Hamilton Harbour Retail with some fantastic retail options such as Woolworths, Workshop 14, 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.*Subject to change