

13/61 Kent Street, Hamilton, Qld 4007

Apartment For Sale

Tuesday, 2 April 2024

13/61 Kent Street, Hamilton, Qld 4007

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 126 m2

Type: Apartment



Ranal Charan
0401521040



Mica Charan
0430285953

For Sale

ACCESS VIA KENT STREET This boutique 126m² floor plan is ingeniously designed to facilitate unrestricted living, boasting open and spacious living areas that effortlessly accommodate your personal style. Crisp neutral tones blend seamlessly with designer finishes, creating a sleek and contemporary ambiance accentuated by an abundance of windows and sliders that optimise natural light and airflow. At the heart of the apartment lies a full-size 5m gourmet kitchen, serving as a focal point for gatherings with friends and family. Waterfall stone benchtops complement built-in cabinetry, shelving, and soft-close drawers, alongside a range of Miele stainless steel appliances including an integrated dishwasher, induction cooktop, and above-bench electric oven. Floor-to-ceiling sliders with black frames extend the living area to a generous balcony, offering a serene and private outlook— the perfect retreat. The layout features three generously sized bedrooms, ensuring privacy within dual living arrangements. A centrally positioned main bathroom boasts both a full-size bathtub and shower. The large master suite, carpeted for comfort, provides balcony access, a spacious walk-through robe, and a designer ensuite with marble splashback, double vanity, and a large shower. Ducted and zoned air-conditioning, ceiling fans, built-in cabinetry, and a separate laundry with a dedicated hot water system are just a few of the many features that set this property apart from others in Brisbane's complexes. Furthermore, the apartment includes a single car space with additional storage or room for two small cars. Nestled in its picturesque tree-lined location, 'Sixty Six Allen', a boutique complex of 23 units, offers residents a peaceful pocket near Racecourse Road. It's within walking distance of Breakfast Creek, CityCat, Brisbane River walks, the Portside Precinct with its array of lifestyle amenities and boutique shopping, as well as the revamped Eat Street Markets and Royal Queensland Golf Course. Body Corporate Fees: \$1375 p/q (Admin: \$1000, Sinking Fund: \$375) Rates: \$480.95 p/q Rental Appraisal: \$780p/w Contact Ranal or Mica for more information! Bold. Grounded. Loyal.