

**1516/35 Hercules Street, Hamilton, Qld 4007**



**Apartment For Sale**

Monday, 20 May 2024

1516/35 Hercules Street, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



Lily Lai

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## New Listed!

1 bedroom, 1 bathroom plus 1 car space. Located on level 15, this North-facing fully furnished apartment offers a modern and breezy atmosphere with stunning views of the parkland below. Embracing low-maintenance living in a secure and conveniently situated complex, the property is currently in short-term leasing, yielding an approximate income of \$3,500 per month with a gross rental return of 9%. BC Levy: \$1,607 per quarter approx. Council rate: \$480.95 per quarter approx. Featuring\* One generously sized bedroom with built-in mirror door robes\* Contemporary bathroom\* Study nook\* Open plan living and dining area adjacent to a well-equipped kitchen\* Additional amenities\* a fully equipped internal laundry\* Split system air-conditioning\* Ceiling fans\* Secure intercom access. The property boasts quality fixtures and fittings throughout, enhancing its appeal. Enjoy resort-style outdoor facilities on Level 3, such as a communal BBQ area and a pool, along with a gym. The location is highly desirable, within a short stroll to river walks, the city cat terminal, and the Portside shopping precinct with cinemas. The apartment is not only fully furnished but also self-contained, providing convenience and comfort. The bedroom includes a wall of built-in mirror door robes, and a good-sized study nook adds versatility to the living space. The modern kitchen complements the living area, creating a cohesive and functional layout. The bathroom, conveniently located near the study, features a walk-in shower with a full glass screen, a stylish vanity, and a toilet. Additional storage solutions are found throughout the apartment, including a laundry space behind cupboard doors. Residents have access to outdoor entertainment facilities within the complex, including a large swimming pool, communal BBQ area, and a gymnasium. The location is characterized by its proximity to key amenities, such as the Brisbane CBD (6 km), Brisbane's international and domestic airports (5 km), historic Eagle Farm Racecourse, Racecourse Road's renowned cafés and boutiques, fitness centers, medical and dental services, lush parklands, sports fields, children's playgrounds, and the Royal Queensland Golf Course. Furthermore, the property is strategically positioned between Queensland's major employment and technology hubs- Brisbane CBD and Australia Trade Coast. It is also near City Cat Terminals, Bretts Wharf, Northshore Hamilton, KSD1, and Brisbane Technology Park. Major supermarkets, including Woolworths, Coles, and IGA, are conveniently located within a few minutes' walk. The seller, motivated to secure a sale, encourages offers from serious buyers. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein