

# 1604/67 Linton Street, Kangaroo Point, Qld 4169

CBS PROPERTY GROUP

## Apartment For Sale

Monday, 3 June 2024

1604/67 Linton Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Dane Messina



George Kafantaris  
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## For Sale

Attention all astute investors and first-time home buyers, this apartment is an opportunity you can't miss. Experience unparalleled comfort and convenience in this low-maintenance residence, perfectly positioned just moments away from all the vibrant attractions this area has to offer. Forget the car – you can stroll to the Gabba for game nights, indulge in a variety of unique restaurants and revel in the beauty the area has to offer. Step inside to find a bright, open interior adorned with stylish finishes. The open floorplan seamlessly connects the living and dining areas to the kitchen, which boasts a gas cooktop and ample storage. The expansive balcony is perfect for entertaining whilst offering some city views. The generously sized master offers a walk-in-robe and ensuite, with direct access to the balcony. The guest bedroom and well-appointed bathroom are located on the opposite side of the apartment, ensuring privacy and a distinct separation of living spaces. With everything already in place, you can move and make it yours or rent it out to meet the high demand in this prime location. Tenants will be drawn to the modern amenities and central location of this small complex, just moments from cafes, restaurants, shops, and the vibrant heart of Brisbane City. At a glance:- Stylish two-bedroom, two-bathroom apartment in a prime location- Ideal for first-time buyers, downsizers, and savvy investors- Owner's suite with balcony access and an ensuite featuring dual sinks- Comfortable guest suite with its own balcony and easy access to the main bathroom- Single parking space, air conditioning, and ample storage- Minutes from the CBD and walking distance to the Gabba- Close to major roads, providing easy access to the Gold and Sunshine Coasts- Currently leased until July 15 2024- Body corporate fees approx. \$950 per quarter