

**1606/36 King Street, Bowen Hills, Qld 4006**

**Apartment For Sale**

Thursday, 25 April 2024



1606/36 King Street, Bowen Hills, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 93 m2**

**Type: Apartment**



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## Price Guide: High \$600s to Low \$700s

Upgrade your lifestyle at The Yards, the epicenter of Brisbane's largest urban redevelopment, located on King Street. Purchase your dream apartment directly from the on-site manager, JHT Property Group, with our office address at 36 King St, Bowen Hills.\*\*Cross River Rail Project Undergoing: Expected completion in 2025, with the Exhibition Station 400m away from King St, taking only 4 mins away from CBD!!-Body Corporate Fee about \$6,000 per year, council rate \$480 per quarter, renting at \$680 per week until 15/06/2024.Experience the epitome of stylish inner-city living within a striking architectural marvel. Revel in the luxury of resort-style amenities, including a lavish pool and a meticulously landscaped 2500m<sup>2</sup> podium.\*Bask in naturally illuminated living spaces.\*Enjoy premium stone countertops and Blanco kitchen appliances, complete with a 4-burner gas cooktop.\*Adorn your living areas with elegant floorboards.\*Stay comfortable with air conditioning in the lounge and master bedroom, complemented by ceiling fans throughout.\*Benefit from energy-efficient lighting and fixtures.\*Stay connected with high-speed internet.\*Delight in the undercover outdoor kitchen, equipped with a teppanyaki hot plate and a wood-fired pizza oven.\*Stay active with outdoor workout stations and a yoga lawn.\*Gather for entertainment with an outdoor big-screen TV.\*Cultivate your green thumb with herb gardens and citrus trees.Situated just 1.6km from Brisbane's CBD, The Yards offers a prime location in the heart of a well-connected neighborhood boasting vibrant dining, lifestyle, and retail options.-Find yourself at the doorstep of King Street, Brisbane's newest precinct, home to hotspots like Bavarian Beerhaus, Welcome To Bowen Hills, Montrachet, Kuhl-Cher Coffee, Swill Gin Bar, and a variety of establishments from Artisan to Emporium Barbers. You'll also have easy access to a medical center.-Enjoy convenient access via Gate 2 at the Ekka, right at your front door.-Immerse yourself in a range of community events on King Street, from fitness sessions to cooking classes, barista workshops, painting with wine, interior design, and more.-Benefit from being less than 500m from Fortitude Valley Train Station, which serves all Brisbane train lines, including the Brisbane Airtrain.-Access 20 bus stops within a 15-minute walk, including the Royal Brisbane & Women's Hospital bus interchange, connecting you to destinations across Brisbane.-Take advantage of bustling pedestrian pathways and cycleways.-Walk just 10 minutes to reach the Queensland University of Technology - Kelvin Grove Campus.-Enjoy access to highly sought-after childcare centers, including the brand-new Guardian Childcare on King Street within the catchment area.If you're interested, don't hesitate to reach out to us for an offer. Please note that the images and floor plans provided are as close as possible to the available unit, but access restrictions may necessitate the use of alternative photos. These visuals should be used as a general indication, and any specific details or inquiries should be directed to our agent.