

2/23 York Street, Hamilton, Qld 4007



Sold Unit

Thursday, 10 August 2023

2/23 York Street, Hamilton, Qld 4007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Unit

\$559,000

Auction // Saturday 19th August at 9:00am Onsite Featuring a unique layout, rare private yard and sensational position, this fantastic unit offers an exquisite Hamilton lifestyle only 150m from the river. Forming part of a charming character property, the residence is rich in period details and displays beautiful polished pine floors, VJ walls and casement windows. Hosting two bedrooms, a bathroom, internal laundry and a lock-up garage, this is the perfect riverside home or investment. The air-conditioned living and dining area exudes timeless style with leadlight glass, picture rails and French doors opening to your magnificent yard. The ideal retreat for outdoor living, entertaining, pets or children, this fully fenced space features grassy lawns and lush hedges, creating a leafy green outlook and privacy. One of only five properties at 23 York Street, residents will also enjoy access to a shared communal courtyard for BBQs and entertaining. Property features:- Character-rich unit in a private complex of five- Timeless traditional period details throughout- Air-conditioned living and dining area with French doors- Light-filled kitchen with a freestanding oven/gas stove- Two bedrooms with built-in robes (main features a bay window)- Neatly presented bathroom with combined laundry- Single-car lock-up garage downstairs- Huge private yard with lawns and hedges- Shared communal courtyard for residents Balance of Sinking Fund: \$18,747 as at 29 June 2023 Body Corporate Levies: \$1,462 bi-annually Rental Appraisal: \$600-\$630 p/w Located in a spectacular riverside setting close to amenities, buyers are within easy walking distance of the Riverwalk, Breakfast Creek Hotel, Portside Wharf, Northshore, Racecourse Road, Newstead Park and the Brisbane River Go Boats. Just 550m from Albion Park Raceway, which is set to be redeveloped into an indoor sports centre for the 2032 Brisbane Olympics, it is the perfect time to capitalise on this location and future growth. Close to Kingsford Smith Drive, buses, CityCat and Gateway Motorway, and just 13 minutes to Brisbane Airport and the CBD - everything is close at hand. Going to auction onsite on Saturday, August 19th - this is your chance to secure a charming home only steps from the riverfront. Call Caleb Mayberry on 0414 715 101 or enquire below for more information. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise. Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.