

**2055/16 Hamilton Place, Bowen Hills, Qld 4006**



**Sold Apartment**

Monday, 22 January 2024

2055/16 Hamilton Place, Bowen Hills, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Tim Bosshard  
0736384660

**\$366,000**

\*Photos were taken before current tenant moved in. Ideal for the astute investor or owner occupier looking for a central pad, this apartment is located only 4kms from Brisbane City, with public transport just outside your door! This one bedroom apartment features a versatile alfresco balcony with floor to ceiling windows, allowing for plenty of natural light and breeze throughout - not to mention the amazing city views! Located in a secure building complex with resort style facilities, this property represents outstanding value - A much loved property, but the sellers must move on! Property Features:- One spacious bedroom- One modern bathroom- One secure car space C.42 on Basement 1- One study nook- Open plan living with enclosed alfresco balcony - Great sized alfresco balcony perfect for entertaining with City views- Kitchen with dishwasher, gas cooktop and stainless steel appliances with ample storage throughout- Ducted air conditioning- Approximately 54sqm of living on Level 5- Currently rented at \$440 per week unfurnished until 26th of July 2023- Rental potential of \$480 per week unfurnished after lease ends Building Features:- Beautifully landscaped grounds- Two sky terraces - private resident areas with fabulous city views- Lovely near new modern complex in the perfect location- Secure building with intercom- Fully air conditioned gym & large pool with BBQ area located on ground floor- Walk to the clubs and restaurants of the Valley, James Street Mall and Palace Centro- Walk to Royal Brisbane Hospital- Bowen Hills train station close by - two stops to the City For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit - <https://firb.gov.au/> to ensure that you are in a position to buy. DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.