

20604/16 Ramsgate Street Road, Kelvin Grove, Qld  
4059



## Apartment For Sale

Friday, 2 February 2024

20604/16 Ramsgate Street Road, Kelvin Grove, Qld 4059

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 64 m2

Type: Apartment



Brad Munro  
0438775115



Mitch McNamee  
0415457225

## Offers over \$475,000

Regarded by many as the premier property in Kelvin Grove, Urban Edge is a blend of fine architecture and functional apartment designs that have attracted many owner-occupiers and investors alike. Kelvin Grove Village is a hidden gem that offers incredible infrastructure with a blossoming cafe, restaurant and shopping precinct giving you everything you need on your doorstep. The weekly fresh food markets are legendary, and the convenience of the precinct is second to none with a regular bus service direct to the Brisbane CBD which is only 2km away. The plans for the golf course to be converted to a major public park can only be a positive for future capital growth prospects. Perfectly situated close to restaurants, cafes, supermarket and speciality shops. QUT Kelvin Grove, UQ Herston, schools, QIMR, the Roundhouse Theatre, parks, walking paths and bikeways, Victoria Park Golf Course and the Royal Brisbane and Women's Hospitals are all close by. Public transport links to the CBD and surrounding districts have been ideally positioned for your convenience. This 1 bedroom has so much to offer, including:- Attractive returns for investors- Fabulous location offering additional privacy, City views and natural light- Spacious open plan living which opens to generous balcony- Well-appointed kitchen with stainless steel appliances and plenty of cupboard space- Bedroom is separated from living area - Modern fixtures and fittings throughout- Separate laundry for added convenience- 1 secure car park With ample visitors car parking - Resident on-site management and security access- Brilliant facilities including 2 pools, gymnasium and resident's function/media room- Established tropical gardens and BBQ areas give you a resort feel. The unique design, fabulous views and nearly 4,300sqm of living and recreation facilities exclusive to residents of Urban Edge. All these fabulous features help this 1 bedroom apartment to stand out from the crowd so make sure you inspect today as these benefits will ensure your home is a great investment too! Call to arrange your viewing NOW! **DISCLAIMER:** We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained therein.