

**207/66 Lambert Street, Kangaroo Point, Qld 4169**



**Apartment For Sale**

Monday, 23 October 2023

207/66 Lambert Street, Kangaroo Point, Qld 4169

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**



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## For Sale

Located in the tightly held 'Magnus' building, this spacious one bedroom apartment captures plenty of natural light, this residence is made timelessly attractive by hardwood floors and a neutral colour palette. Appealing to the owner occupier or investor looking to secure a quality apartment in a premium location. Upon entry to the residence, a spacious open plan kitchen, living and dining area greet you, capturing plenty of natural light from the glass sliding doors that seamlessly connect this central space to a covered private balcony. The well-appointed slim and elegant kitchen overlooks the living and dining area, features quality appliances and ample storage space. Offering both privacy and comfort, the master suite is of great proportion, complete with vast amounts of storage in the built in robes, a well-appointed main bathroom with floor to ceiling tiling comes complete with shower, toilet and separate laundry. This adobe comes complete with secure parking for one car, ducted air conditioning and ample storage space. The complex also offers professional onsite management and residences will appreciate the use of its luxurious rooftop terrace with swimming pool, pizza oven, dining area and fire place. Property features:-  
- Generous open plan layout  
- Slim, elegant well-appointed kitchen with ample storage space  
- Floor to ceiling glass sliding doors  
- Spacious master suite with built in robes  
- Well appointed main bathroom  
- Entertainers' balcony with leafy views  
- Separate laundry  
- Ducted air conditioning  
- Ample storage space throughout  
- One secure car space  
Complex features:-  
- Expansive rooftop with sweeping city & river views  
- Sparkling in ground pool  
- Pizza oven  
- Dining area  
- Fire place  
- Professional onsite management  
Body corporate fees: \$3,728 p.a. Council rates: \$1,500 p.a. (approx) Current rental return of \$550 per week. Created by Pointcorp and designed by award winning architects Cottee Parker, MAGNUS blends simplicity and stylish design with function and form to create both an extraordinary building to live in and an enduring monument who will rightfully take its place amongst a handful of select Brisbane buildings who will forever be called 'landmark'. Kangaroo Point is an upscale inner-city peninsula paradise surrounded by scenic walking boardwalks, water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba! There are many high quality restaurants and cafes within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive area.