

**21106/8 Hercules Street, Hamilton, Qld 4007**



**Apartment For Sale**

Friday, 24 May 2024

21106/8 Hercules Street, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**



Vanessa Harte

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## **\$500,000 + Buyers**

Welcome to this charming North facing apartment located at 21106/8 Hercules Street in the sought-after suburb of Hamilton. Upon stepping into the apartment, you'll be welcomed by an expansive open-plan living space, illuminated by abundant natural light streaming through the floor-to-ceiling double-glazed windows. Glass doors seamlessly connect the living area to a secluded outdoor entertainment area-an idyllic retreat for enjoying a cool beverage and feeling the gentle summer breeze. This apartment offers a modern and functional layout with a spacious living area, well-appointed kitchen, and a private balcony perfect for enjoying your morning coffee or evening glass of wine. The bedroom is generously sized and features a built-in wardrobe for added convenience. With a garage space included, you'll have peace of mind knowing your vehicle is secure. Located in a prime location, you'll be just moments away from local cafes, restaurants, shops, and public transport options. Representing strong rental returns this property is a fantastic way to start building your investment portfolio. Don't miss out on this fantastic opportunity to secure a property in this highly desirable area. Contact us today to arrange a viewing. Notable Features:- Excellent condition- Timber-look flooring to living areas- Ducted air-conditioning/heating- One spacious bedroom with built in wardrobe and ceiling fan- Open-plan kitchen with built in dishwasher and gas cooktop- NBN ready- Exceptionally well-maintained complex- Communal pool, BBQ area- tenanted until 11/10/2024 for \$485 per week BCC Rates: \$480.95 qtr Body Corp: \$1,262.22 qtr after 15% discount Don't let this opportunity pass you by - contact us today to arrange a viewing of this fantastic property. 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.