

21804 8 Hercules Street, Hamilton, Qld 4007



Unit For Sale

Thursday, 13 June 2024

21804 8 Hercules Street, Hamilton, Qld 4007

Bedrooms: 1

Bathrooms: 1

Area: 55 m2

Type: Unit



Renaye Wisse
0422363708

OFFERS + 450K CONSIDERED

I am proud to present this executive style one bedroom apartment to the sale market. Perched high on level 18, TOP LEVEL - this property offers convenient living and in an excellent location coupled with stunning area views. Located in the popular Hamilton Harbour Precinct, this property is just a short stroll to all local shops, bars and cafes, the popular Portside restaurant precinct, and beautiful riverside park lands. Apartment Features: - Located on the top floor on level 18 with elevated area views - Modern kitchen with gas cook top, microwave oven, and a dishwasher - Master bedroom with a built-in wardrobe and ceiling fan - Good sized modern bathroom with ample storage - Open plan living area - Enclosed balcony - Ducted air conditioning throughout - Floor to ceiling double glazed sliding doors and windows - Audio intercom - Fiber optic cabling provided to enhance communication and entertainment choices - Sorry NO allocated parking space but plenty of parking close by. Included Building features:- Resort style onsite facilities - In-ground pool - Spa - Tropical gardens and seated BBQ area. Location: - 6 minutes to Brisbane's CBD - Short drive to M1 Motorway - 100m to the City Cat terminal - 10 minutes to Brisbane Airport INCOME: Tenancy in place to the 08/03/2025 paying \$450.00 per week Water consumption is reimbursed quarterly EXPENSES: Rates \$480.95 per quarter Water \$265.64 per quarter - approx. \$40.00 refundable Body Corp Fees \$5,623.80 per annum - billed quarterly Please keep an eye out for the scheduled open inspections, and/or please contact me directly with any questions you may have. Renaye Wisse 0451 339 008