

2201/25 Anderson Street, Kangaroo Point, Qld 4169

Place. **P**

Sold Apartment

Thursday, 5 October 2023

2201/25 Anderson Street, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Annabelle O'HARE
0418884734

Contact agent

Boasting a sought-after position at the very tip of Kangaroo Point's coveted peninsula, this immaculate property offers an unrivalled riverside location and a superb lifestyle. Set on the second level of the heritage-listed Promontory at Yungaba complex, this 106sqm residence is surrounded by boardwalks and is just minutes from Brisbane's CBD and some of the city's most exciting attractions. Thoughtfully designed, the apartment features sleek tiled floors for ease of maintenance, full-height glass for ample natural light and a fresh white colour palette. The two-bedroom apartment provides a light-filled space that invites you to relax and entertain with ease, a spacious open-plan living and dining area opens out onto a generous covered balcony. The entertainer's balcony holds an Eastern aspect that captures glimpses of the sparkling Brisbane River. This exceptional alfresco area is complete with sliding privacy screens and water and gas connection, creating the perfect space for sunset drinks and leisurely lunches. You will also find an oversized modern kitchen that provides all the essentials for preparing a delicious meal. Forming part of the central living area, this outstanding culinary space displays a breakfast bar, waterfall marble benchtops, Bosch appliances, a gas cooktop and ample cupboard storage. There is also a sizeable master bedroom and a well-appointed ensuite showcasing floor-to-ceiling tiling and a frameless shower. Finishing the residence is a large second bedroom, a tidy main bathroom, study nook and an abundance of storage. Other notable details include ducted air-conditioning, downlights and large glass sliding doors. Along with secure parking for one car and lift access, residents will also appreciate the complex's impressive 25-metre infinity lap pool, barbecue facilities, gym, private access to 3000m² of heritage listed parklands and onsite management. An unrivalled riverside position, this location offers exceptional convenience for inner-city residents. Situated next to the riverwalks, enjoy a stroll to Captain Burke Park or an array of cafes and restaurants including the Story Bridge Hotel, Sealegs Brewing, French Patisserie and Jazz Club. Positioned just 350 metres from Holman Street Ferry; within moments you can be dropped off at Howard Smith Wharves or Eagle Street Pier to enjoy the best of Brisbane's restaurant and bar scene or a shopping in the CBD. Located in a suburb that has experienced consistent capital growth over the last ten years and with the planned infrastructure additions including the pedestrian bridge and future Woolworths, this is a rare opportunity to ensure strong growth for future returns. Take the next step – call to arrange an inspection today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.