

2301/25 Anderson Street, Kangaroo Point, Qld 4169 **RayWhite**

Apartment For Sale

Friday, 10 May 2024

2301/25 Anderson Street, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Apartment



Ethan Petrie

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Auction

Boasting a generous floor plan, this luxurious residence offers a spacious and sunlit haven for those seeking the epitome of modern living, situated within the highly sought-after Kangaroo Point peninsula. As you step inside, you are immediately greeted by an abundance of natural light that floods the open-plan living and dining area, creating an inviting and warm ambiance. The north-facing orientation ensures that sunlight graces the apartment throughout the day, enhancing the overall sense of space and tranquillity. The well-appointed kitchen is a culinary enthusiast's dream, featuring stone wrapped bench tops, premium appliances, and ample storage space. Whether you are hosting intimate gatherings or preparing a gourmet meal for loved ones, this kitchen effortlessly combines style and functionality. The two generously sized bedrooms provide a serene retreat, each offering ample space for relaxation and rejuvenation - both with access to the balcony. The master bedroom boasts an ensuite bathroom and walk in robe, providing a private sanctuary for unwinding after a long day. One of the standout features of this remarkable apartment is the breath-taking river views that can be enjoyed from the living area and master bedroom. Immerse yourself in the beauty of the surrounding landscape as you watch the tranquil waters of the river flow by, creating a sense of serenity and calm. Completing this exceptional offering are two car spaces, providing convenient and secure parking for you and your guests. Rates: \$480 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,900 p.q approx. Current Rental Appraisal - \$900 - \$1,000 per week. Additionally, the apartment complex offers a range of amenities, including a swimming pool, gymnasium, and landscaped gardens, ensuring a lifestyle of comfort and convenience. Only 800m from the bustling Brisbane CBD at Kangaroo Point on the Brisbane River, Yungaba offers residents a community centred around the historic Italianate-style mansion, Yungaba House. The estate comprises 3000 square metres of private heritage-listed gardens, with direct access to Brisbane's river walk, along with 100m of river frontage where you can enjoy leisurely walks along the riverfront, explore the vibrant dining and entertainment precincts, or take advantage of the nearby public transport options for easy access to the CBD and beyond.

In-Room Auction Location: Ray White West End (5/156 Boundary Street, West End) **Friday 30th May 2024 at 11am**

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