

3/264 Kingsford Smith Drive, Hamilton, Qld 4007



**Apartment For Sale**

Wednesday, 17 April 2024

3/264 Kingsford Smith Drive, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



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## **WATERFRONT APARTMENT BUILDING**

Take the time to appreciate this spectacular first home, or investment opportunity with all amenities at your doorstep. This recently renovated Waterfront apartment offers a lifestyle like no other. Positioned only a short walk or drive to the following pictured amenities. Weekends or after work activities have never been so easy to get to, with the hustle and bustle only moments away. -Racecourse Road (dining and shopping precinct) -Portside Wharf (shopping, dining, cinemas and transport) -Eat Street Markets -Hercules Street Park Hamilton is one of Brisbanes most affluent suburbs, and has experienced a huge compounded growth of 17.1%. This is due to the highly sought after school zoning, the walking proximity to Brisbane CBD, Hercules Street Park, Eat Street Markets and Portside Wharf! The Brisbane International Airport is only a short 15 minute drive, with easy access to the M1. Brisbane CBD is a 7 minute drive, allowing Work or Weekend commutes a breeze. Features of this beautifully renovated apartment include: -Plantation Shutters -City and River Glimpses -Full-Size Kitchen: Equipped with quality appliances and ample storage space -Air Conditioning: Stay cool and comfortable year-round with 2 split systems -Multiple Entry Options: Convenience is key with separate entry points for easy access -Designated Car Park: Secure parking adds an extra layer of convenience and peace of mind -Currently leased at \$475 per week until July 2024, this apartment presents an attractive investment opportunity. Current market appraisal of \$500-550 per week -Huge sinking fund with external updates already in the works -Low Body corporate fees \*Photographs have been edited to show property to the fullest potential, property is currently leased. Don't miss your chance to secure this prime piece of Hamilton real estate. Contact us today to arrange a viewing and experience the best of inner-city living.