

**30708/2 Harbour Road, Hamilton, Qld 4007**



**Sold Unit**

Thursday, 17 August 2023

30708/2 Harbour Road, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 67 m2**

**Type: Unit**

**\$465,000**

Inspection By Appointment Only Take advantage of this opportunity to secure a chic inner city apartment, located in the burgeoning Northshore precinct of Hamilton. This stunning property is sure to impress. This apartment is near new condition and features pristine fixtures & fittings, finished with a neutral colour scheme and floor to ceiling glass to capture riverside and city views. Spacious throughout and positioned on the 7th floor, the property boasts open plan living areas, a quality kitchen with Omega appliances and large island bench. This apartment's location in the hub of Hamilton Harbour offers a guaranteed return for investors and ease of living for owner occupiers. At your doorstep are the 24 hour Anytime Gym, first class restaurants and cafes, Woolworths, a bottle shop and with plans for more great facilities. There is no need to take the car with the CityCat, bus and train just metres from your door. Stroll into Racecourse Road for coffee or breakfast on the weekends or enjoy the Riverside route for a run or bike ride. The options are endless.\* One bedroom with built in wardrobe.\* One bathroom \* One secure carpark\* On title storage cage \* Double glazing throughout \* Stunning CBD and river views\* Fully ducted air conditioning\* Swimming pool on level two \* Approx. 10mins from Brisbane Airport \* Short stroll to shopping, dining and CityCat\* Body Corporate Fees: \$1,961.90 paid triannual ( 15% discount applied if paid on time ) \* Sinking fund Balance (as at 16/06) \$1,895,671.85\* Currently Rented for \$490 per week - lease until 5th October 2023\* Brisbane City Council Rates: \$480.95 per q\*\*Disclaimer:\*\* 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.