

**35/50 Rotherham Street, Kangaroo Point, Qld 4169**



**Sold Apartment**

Wednesday, 23 August 2023

35/50 Rotherham Street, Kangaroo Point, Qld 4169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 141 m2**

**Type: Apartment**



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**\$1,375,000**

Located in one of Kangaroo Point's most sought after and exclusive complex 'Bridgewater Quays', this spacious three bedroom riverfront property is not to be missed. This residence has been crafted to maximise free-flowing, light filled spaces that highlight the stunning uninterrupted leafy views over the Brisbane River, boardwalk and Jacaranda trees. Promising to be the setting of many gatherings, a spacious open-plan living and dining area seamlessly links to two covered balconies encompassing spectacular never to be built out river views. You will also find a well-equipped immaculate kitchen displaying a tiled splashback and vast amounts of storage space. Opening out to its own private balcony, a spacious master suite is accompanied by a well-appointed ensuite with shower and toilet, large walk in wardrobe and air conditioning. The equally as spacious second and third bedrooms boasts built in robes and ducted air conditioning, with the third bedroom boasting access to the balcony. Enjoy access to the spacious main bathroom with separate shower & bath, toilet, as well as separate laundry. Located on the second floor – this sleek contemporary 141sqm apartment radiates a feeling of space and has a lovely ambience. The abundance of living space provides a perfect place for relaxing or entertaining in style. Complete with secure parking for two cars with extra storage space, as well as the convenience of ample visitor parking, residents will also appreciate the complexes resort style facilities such as swimming pool & spa, BBQ area, gym, sauna and direct access to the boardwalk. Expected rental return of \$1,150 per week. Property features: - Wide frontage with spectacular uninterrupted river views - Seamless indoor/outdoor living - Efficient kitchen equipped with ample storage space - Three spacious balconies - Spacious master suite with private balcony, walk in robe & ensuite - Equally spacious second & third bedrooms with built in robes - Separate laundry with ample additional storage - Two secure car spaces - Lift & intercom access Complex features: - In ground resort style pool and heated spa - Undercover BBQ area - Gymnasium and sauna - Maintained tropical grounds - Direct access to the river boardwalk - Ample visitor parking - Professional onsite management Body corporate fees: \$11,152 p.a. Council rates: \$2,000 p.a. (Approx) Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba. The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.