

3606/19 Anderson Street, Kangaroo Point, Qld 4169

Place. **P**

Unit For Sale

Monday, 11 December 2023

3606/19 Anderson Street, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Courtney Caulfield
0731531457



Simon Caulfield
0731531457

Inviting all offers

Set within the superb Linc Apartments complex in the sought-after Yungaba precinct, this immaculate property will impress those seeking inner-city living. Ideal for professionals, downsizers and investors alike, this spectacular residence boasts sophisticated interiors, a picturesque outlook and unbeatable riverfront lifestyle, benefitting from approximately 3000sqm of heritage listed gardens and amenities available exclusively to residents. Contemporary in its design, residence 3606 is positioned on the top floor and occupies the entire Eastern corner of the building with no neighbouring apartments boasting a private position in the building. With soaring 3m high ceilings, the apartment showcases an attractive layout which ensures separation for the 2 bedrooms, positioned either side of the kitchen, living and dining areas. Providing plentiful space for relaxing and hosting guests, an airy open-plan living and dining area opens to a covered wrap-around balcony, which lends itself to al fresco meals and sunset drinks, overlooking views across the Yungaba Gardens out to the river and across to New Farm. This exceptional outdoor area is a true highlight for the residence. The modern kitchen is a culinary enthusiast's dream, featuring stone bench tops, premium appliances with gas cooktop and integrated fridge plus ample storage space and a beautiful feature window framing those river views. The master bedroom, facing due East with splendid views across the Yungaba Gardens out to the river and across to New Farm, complimented by a walkthrough robe and ensuite. The second bedroom is located at the other end of the residence, with its own Juliet balcony and serviced by the main bathroom. Also included in the residence are fully retractable insect screens, electric blinds, plantation shutters, ducted air-conditioning, intercom, secure undercover parking for 1 car and a large, secure, separate storage area with shelving. You will also appreciate the use of the complex's infinity edge swimming pool and gym and direct access to the riverfront. With the Holman Street Ferry Terminal and Captain Burke Park's playgrounds nearby, this incredible property is also close to coffee shops, restaurants, the iconic Story Bridge Hotel and city-bound bus stops. The soon-to-be-constructed Kangaroo Point Pedestrian Bridge is a stone's throw away, as are the iconic Gabba Cricket Grounds and the new Cross River Rail Woolloongabba station precinct. You are also conveniently situated approximately 15 minutes to the Brisbane Airport in the Clem 7 and 45 minutes to the Gold Coast, Kangaroo Point is the ideal location for both an investment and a home. Council rates: \$386.75 per quarter approx. Body Corporate: \$9,710.00 per annum approx. Disclaimer This property is being sold by auction or without a price and therefore a price guide can not/cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes 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.