

4/36 Hilda Street, Hamilton, Qld 4007



Flat For Sale

Friday, 12 April 2024

4/36 Hilda Street, Hamilton, Qld 4007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 74 m2

Type: Flat



Karl Gillespie
0411599850



Bailey Atherton
0410724362

Must Be Sold

If you like a leisure-filled, low-maintenance life, setting up a home here in 'Bespoke Hamilton' is a master move. Strolling distance to public transport and a quick drive to lively entertainment and dining precincts, a golf course, Brisbane's premier racecourses, riverside walks, and the airport, this beautifully appointed two-bedroom flat will be a popular find for both investors and first-home buyers. Highlights:- Prized first-floor location within a well-presented complex of just 5 flats- Secure undercover parking for one vehicle with auto-entry- Ducted heating and cooling throughout + ceiling fans in the beds and living/dining room- Lofty 2.7m ceiling heights- Easy-care living free from outdoor maintenance

Entering off a shared front balcony, it's straight into this flat's combined kitchen, living and dining area - a light-filled space sporting sleek white floor tiling complemented by an abundance of glossy white kitchen joinery and sleek bench tops. Blending practicality with panache, the kitchen is a space-savvy space catering equally well to novice cooks and cuisine machines! All the mod cons are present: dishwasher, electric cooktop, rangehood and oven, and a chic pair of pendant lights hover above the two-person breakfast bar, which also houses a dual sink with draining board. A security-screened slider is the center of a triple bank of glass at the end of this room, extending the living/dining section out to a semi-enclosed, fan-cooled balcony that is fully tiled and protected from the elements above - a great little alfresco space for evening soirees or quiet reads. The two carpeted bedrooms run off the living/dining room - each with easy access to a centrally located full bathroom with a versatile shower-over-bath unit. Both have generous built-in robes and ceiling fans to provide an alternative to using the ducted A/C on temperate nights. From this fab property, just 7.5km to the city centre, a host of northside recreational facilities and everyday essential services, like quality grocery stores and healthcare, are at your fingertips. By foot you can reach Doomben train station and city bound-buses along Kingsford Smith Drive in about 6 minutes. Jump in the car and you're truly spoilt for choice; for pantry stock-ups, quick eats and medical services you can reach Racecourse Road shopping centre in 4 minutes and Racecourse Village in 5. For international food delights, the cinema, track action, or a round or two of golf, it's another sub-5 drive to Portside Wharf, Eat Street Northshore, Eagle Farm/Doomben Racecourses and Royal QLD Golf Club. All this and only 14 minutes by car to Brisbane Airport and Royal Brisbane and Women's Hospital. Enjoy a hassle-free home life as a landlord or owner in this modern flat with a welcoming vibe. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners ABN 56 794 753 139/ 21 107 068 020