

**401/37B Harbour Road, Hamilton, Qld 4007**

**Unit For Sale**

Tuesday, 2 April 2024

401/37B Harbour Road, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



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## For Sale

Introducing a rare opportunity to own a piece of Hamilton's riverside lifestyle in the highly sought-after Proximity complex at Portside Hamilton. This impressive 1-bedroom unit is situated in a prime location that is about to undergo a remarkable \$20 million rejuvenation, making it a dining and lifestyle destination set to shine on the international stage, just in time for the Olympic Games. Located on Level 4, this apartment offers not only style and value but also unparalleled convenience. With Portside Wharf, Racecourse Road, and the famous Eat Street just a stone's throw away, you will find yourself surrounded by award-winning restaurants, cinema, gym, bars, cafes, retail outlets, and excellent public transport options including Bretts Wharf Ferry Terminal just a few minutes stroll along the riverfront. Designed by leading Brisbane Architects, Cootee Parker, 'Proximity Hamilton' draws inspiration from its proximity to the Brisbane River, with a unique design resembling ripples in a flowing stream. The 14-storey building sits adjacent to the Brisbane River, only 6 kilometers from the CBD, offering a secure and convenient lifestyle in a complex equipped with a lift, secure underground parking and a pool. This bright unit boasts an open-plan layout, maximizing floor space and featuring impressive floor-to-ceiling windows, air conditioning, Composite stone bench tops, European appliances, a built-in wardrobe, European laundry and storage cupboard. The absolute bonus is that this unit has a secure exclusive basement car park space included. Additionally, the unit offers a spacious balcony with views of Hercules Park, providing an ideal place to unwind. Features at a Glance

- Open-plan kitchen, living and dining area
- Furnished 1 bedroom, 1 bathroom, 1 exclusive car park
- Floor-to-ceiling double glazed windows
- Reverse cycle air conditioning throughout
- Reconstituted stone bench tops
- European Bosch appliances in kitchen
- A built-in mirrored wardrobe and storage cupboard
- European laundry
- Balcony with frameless glass balustrades
- Complex has secure bike storage cage, intercom system, onsite management and a lap pool.
- Built 2012 – 2014
- Tenanted until 26/4/24 at \$510 per week
- Rental Appraisal \$550 - \$580
- Body Corp fees \$119 per week (admin, sinking insurance, if pd on time).
- Rental Appraisal \$550 - \$580 unfurnished or \$580 - \$620 p wk furnished

With public transport options, including buses and ferries at your doorstep, as well as proximity to Brisbane Airport, City and North and South Motorways, this location eliminates the need for a vehicle. This is a remarkable opportunity to secure a piece of Hamilton's riverside luxury, and it won't last long. Contact Andrew Jones at 0408 826 625 to arrange an inspection or join us at the advertised open home. Don't miss your chance to live the lifestyle you deserve, or to purchase your investment in this world-class riverfront precinct! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained