

**4110/37C Harbour Road, Hamilton, Qld 4007**



**Apartment For Sale**

Sunday, 26 May 2024

4110/37C Harbour Road, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 118 m2**

**Type: Apartment**



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## For Sale

New Release - Inviting Expressions of Interest! Located within the heart of Portside Wharf, this beautifully presented city fringe apartment, within the landmark "Promenade" Building, enjoys an elevated Level 8 riverside position with beautiful water views. Supported by a prime corner position within the building, this 2brm apartment design boasts impressive natural light and cross ventilation. Modern open plan living rests within a light filled interior with floor to ceiling glass stacking doors that extend to a generous twin sided balcony. River views and daily water activity all contribute to the enjoyment and appeal of this perfect outdoor setting. Highlighting modern neutral tones, the integrated kitchen features wide stone benchtops and abundant cabinetry which mixes perfectly with the pleasure of a glass wall for 'cooking with a view'. With private balcony extension, master bedroom suite showcases an expansive N/E outlook and is completed with abundant built-in storage and stylishly appointed ensuite bathroom. Spread over 118 sqm, this impressive apartment home on the East wing of Promenade, is complete with the convenience of two (2) lifts, entry reception, building security, building intercom and above ground parking for one vehicle on Level 2. Additional Features:- Immaculate Condition Throughout- Gas Cooktop with Glass Splashback- Private Laundry with Built-in Cabinetry- Reverse Cycle Ducted Air-Conditioning- Plumbed Refrigerator Water Connection - Water Tap Plumbed on Main Balcony - Caged Storage Allocation - Level 2- Pet Friendly Building- Close Proximity to Riverfront Boardwalk- Limited Purchase Opportunity for Apartments with Corner Location- Unrestricted Outlook from Edge Position above Portside Plaza- Significant "Portside Wharf" Signature Address Portside Wharf is a totally unique destination combining residential living and lifestyle amenities at your doorstep. Nothing compares with the variety of impressive restaurant dining, fashion, beauty & convenience shopping, gym, cinemas, cafes, parkland and the trendy 'Eat-Street' Northshore, all of which contribute to the desirability of this Hamilton address to share with family and friends. Proximity to CBD, Domestic/ International Airports, City-Cat ferry services, regular bus route, coastal connection road links, Doomben and Eagle Farm racetracks, local golf course, new 2.5km Hamilton walkway & cycle track to Newstead and popular Racecourse Road, all accentuate the unlimited appeal of this residential enclave. "An Inspection will Impress" - Please refer to Agent details and arrange your private viewing today! (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.)