

**5/12 Riverview Terrace, Hamilton, Qld 4007**



**Townhouse For Sale**

Tuesday, 28 May 2024

5/12 Riverview Terrace, Hamilton, Qld 4007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 298 m2**

**Type: Townhouse**



Oliver Jonker  
0431708697

## Auction

Auction In Rooms Weds 5:30pm 19th June 2024 Ray White Ascot (138 Racecourse Rd, Ascot) Basking in beautiful river vistas, refreshing breezes and scenic sunshine, this three-storey townhouse presents a relaxing riverside oasis in Hamilton. Forming part of a boutique complex of eight, the residence's sensational design, spacious interiors and stylish appointments create easy living and excellent separation for couples and families. Exceptionally inviting and exuding a comforting and calming ambience, large windows, louvres, glass sliders and timber floors adorn the interiors and effortlessly invite the outdoors in. Welcoming you inside, the living and dining area extends into the bright, modern kitchen, which forms a culinary retreat with a skylight, island bench, clever storage and stainless steel appliances. Flowing freely to the inspired entertaining spaces, this floor unfolds to a private entry courtyard resting by the gardens and a riverside balcony capturing the views. Three bedrooms occupy the upper floor, including two with balconies. The master suite reveals a walk-in robe and a lavish ensuite with dual vanities and double showers. The other bedrooms feature built-in robes and access to a second stylish bathroom. On the ground floor, a private multipurpose room extends off the powder room and double garage, providing a versatile spot for extra living or a workspace. Property features include:\*

- Riverside 3-storey townhouse situated within a complex of 8\*
- Harnessing river views, cooling breezes and scenic sunshine\*
- First-floor living/dining area opening to a balcony and courtyard\*
- Stonetop kitchen with skylight, extensive storage and gas cooktop\*
- Additional MPR downstairs for extra living or workspace\*
- 3 bedrooms (2 with balconies), 2.5 bathrooms, laundry\*
- Master suite featuring a WIR and double shower ensuite\*
- Ground floor storage and a remote 2-car garage\*
- Ducted air-conditioning, timber floors, louvre windows

Indulging in a remarkable lifestyle location in a coveted riverside precinct, the best of Brisbane is on your doorstep. The beautiful Riverwalk is less than 300m away, and you can stroll to exquisite shopping and dining at Racecourse Road and Portside Wharf. Watch the horses at Eagle Farm and Doomben Racecourse, or take the Riverwalk down to the riverside parks, Northshore Tennis Centre, and Eat Street Markets. An easy walk to bus stops and Bretts Wharf ferry, within the Ascot State School catchment, and in excellent proximity to private colleges, Brisbane Airport and the CBD, this is townhouse living at its finest. \*\*Disclaimer:\*\* 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. \*\*AUCTION DISCLAIMER:\*\* Due to REIQ legislation a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide.