

50308/37B Harbour Rd, Hamilton, Qld 4007

XPERIENCE REALTY

Unit For Sale

Friday, 5 April 2024

50308/37B Harbour Rd, Hamilton, Qld 4007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Shiraz Hajee
0432580581



Vish Uttam
0447048961

For Sale by Negotiation

Presenting an immaculate two-bedroom, fully furnished apartment spanning 147 square meters on the third floor, boasting a spacious, private balcony. Nestled within the esteemed Proximity building at Portside, this residence enjoys proximity to Brett's Wharf for seamless access to City Cat transport, direct connections to bus and rail lines, as well as a vibrant array of cafes, restaurants, shopping destinations, and picturesque parklands with walking and cycling trails. Residents of this complex benefit from exclusive access to a swimming pool and an observation deck on level one, alongside the convenience of a secure underground car space with internal access and a private storage cage. The interior design showcases an open-plan living space seamlessly flowing onto a 180-degree alfresco terrace. The well-appointed kitchen is equipped with a 4-burner gas stove top, stainless steel oven, fridge/freezer, dishwasher, stone benchtop, double stainless-steel sinks, and ample soft-closing cabinetry. Both bedrooms feature custom built-in robes and offer access to the balcony through floor-to-ceiling glass sliding doors. Completing the layout are two bathrooms, with the master bedroom enjoying the luxury of an ensuite. Split system air conditioning is provided in both the living area and master bedroom, with added convenience offered by an internal French laundry. Key Features:

- Split system air conditioning
- Secure complex with intercom
- European-style laundry
- Single car accommodation
- Additional storage area
- Swimming pool
- Secure foyer entry
- Dual lifts
- Stainless steel appliances in the kitchen
- Air conditioning in the living room and master bedroom
- Floor-to-ceiling windows/sliders

Portside serves as a vibrant locale with an abundance of dining options, cafes, Dendy Cinemas, fitness centers, weekend markets, and an IGA supermarket. Additionally, residents benefit from proximity to Eat Street Markets, Woolworths, Racecourse Road's bustling cafe and shopping precinct, and the DFO. Educational amenities within reach include Hamilton State School and Aviation High School, with esteemed private institutions such as Brisbane Grammar, St Rita's College, and St Margaret's Anglican Girls School also easily accessible. Brisbane Airport and the CBD are less than a 10-minute drive away.

For Investors:

- Council Rates: \$480.95 per quarter
- Water: \$281.79 per quarter
- Body Corp: \$1,953.48 per quarter

This turnkey offering presents a unique opportunity to acquire a beautifully furnished investment property or first home, promising immediate occupancy or lucrative letting potential. Don't miss the chance to secure this remarkable property. Contact Shiraz at 0432 580 581 or via email at shiraz@xperiencerealty.com.au to arrange a viewing before it's too late