

**506/35 Hercules Street, Hamilton, Qld 4007**



**Apartment For Sale**

Monday, 22 April 2024

506/35 Hercules Street, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**



Tony Jin

0430686890



Aaron Liu

0424975836

## Contact Agent

Dreaming of a sophisticated and simple life that gives you that perfect work/life balance? This stunning two bedroom apartment in Alcyone, is located in central Hamilton, just 6km to Brisbane CBD, and is perfectly priced to make this dream come true! Currently in the hotel letting pool ( Rental \$620 per week till 05/08/2024 ), that lease can be renewed or you can choose to move in and call it home! - Fully furnished and self contained. - Rental appraisal \$650/week - Impressive exterior architecture with amazing foyer entrance with lounge area. - Good layout with modern floor tiling, split system air conditioning and high ceilings with downlights and ceiling fan. - Open-plan lounge room and combined dining area opens to north-facing entertainment balcony with leafy outlook. - High quality L-shaped fitted kitchen with glass splash back, smooth stone benches with white cabinets below and contrasting timber cabinetry above, equipped with stainless steel gas stove and oven. - Luxury bedroom with sheer curtains and roller blind for privacy and blackout; ceiling fan, wall-mounted bedhead, premium carpets. Includes a sliding robe for storage. - Neatly designed bathroom with large shower, trendy vanity and integrated laundry. - Level 3 has a host of amenities exclusively designed for guest use, it features an inviting swimming pool with adjoining outdoor pavilion, spacious lawn and covered BBQ and seating area plus a fully equipped gymnasium. - Secure basement single carpark. Affordable for the first home buyers seeking independence and convenience, unit 506 is a fantastic option to get your foot on the property ladder and enjoy living in a quality, managed building situated in the vibrant riverside suburb which has access to incredible amenity like Portside with Dendy's and fine-dining restaurants and bars, Eat Street Markets and pop-up events. This is a solid investment strategy that will produce strong rental returns with long-term growth. Modern units are in high demand by city professionals and couples and this area is popular due to proximity to the city, 5km to airport, DFO and other major employment nodes. Location highlights include: - 1 minute walk onto the extensive river pathways - 2 minute walk to the CityCat Ferry terminal and Portside entertainment precinct - 4 minutes to Racecourse Road in Ascot - 3 minutes drive to Breakfast Creek Hotel - Next to the Royal Qld Golf Course - Your choice of major supermarkets - Woolworths, Coles and IGA - all within a few minutes walk This is a superb entry-level apartment in a prime Brisbane city-fringe location. Get a call into me now to book a time to view! 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.