

**51103/37B Harbour Road, Hamilton, Qld 4007**



**Sold Unit**

Wednesday, 23 August 2023

51103/37B Harbour Road, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**

**\$635,000**

Auction // Wednesday 13th September 2023 at 5:30pm In Rooms at Ray White Ascot | 1/138 Racecourse Road, Ascot Wow! You will be amazed at these fantastic city and river views from your living areas and the outdoor balcony, plus the main bedroom enjoys these views as well. If you thought river and city views were out of your reach, then think again. This opportunity is a must inspect! Agents Comment - "I really like the architectural clean lines of Proximity Build as a whole. This unit has a fantastic layout and being on the eastern side of the building it gets morning sun in the winter and enjoys cool breezes in the summer. The fireworks at River Fire are just spectacular - hard to beat." The kitchen features a double sink, breakfast bar, 4-burner gas cooktop, Bosch dishwasher and plenty of storage space. Both bedrooms have built-in robes, the main also with its own ensuite. The main bathroom has a bathtub. The internal French laundry is so convenient and nicely hidden away. There's your own secure parking as well as a caged storage facility. Features Bosch appliances Gas cooktop Floor to ceiling windows/sliders with blinds Internal laundry with dryer included Air-conditioned in living & main bedroom Pool and sundeck in complex Onsite manager and secure foyer entry Dual lifts Building and pest report available upon request Portside is a great hub with dining facilities, cafes, Dendy cinemas, fitness centres, weekend markets and its own IGA. It's also handy to Eat Street Markets, Woolworths, Racecourse Road café and shopping precinct and the DFO. Walk to either Bretts Wharf Ferry Terminal or hop on the bus and be in the city in no time at all. Alternatively, it's just a 10-minute drive to both the CBD and airport. Located within the Hamilton State School and Aviation High School catchment areas. Be quick for this fabulous investment, downsizer or first home. This property is being sold by auction or without a price and therefore a price guide can't be provided. The website may have filtered the property into a price bracket for website functionality purposes.