

**52/54 MacKenzie Street, Kangaroo Point, Qld 4169**



**Apartment For Sale**

Tuesday, 26 March 2024

52/54 MacKenzie Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



Justin Smith  
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## For Sale

Positioned within the prominent River Reach building, this immaculate two bedroom apartment presents a relaxed lifestyle in the heart of Kangaroo Point, owners will thoroughly enjoy this stunning home boasting a sweeping panorama of the ever changing Brisbane City Skyline. Allowing residents to fully appreciate the exceptional layout, this apartment is a prime example of spacious open plan living. Greeting you upon entry, a spacious open-plan living and dining area spills out onto a large covered entertainers balcony, sit back and enjoy a stunning backdrop of the Brisbane City and River. Prepared to be impressed, the master retreat features a built in wardrobe, large ensuite fitted with floor to ceiling tiling, spa bath and shower, enjoy a mesmerising outlook over the city. Linking onto the balcony, an additional, equally spacious bedroom features built in robes, and is within easy access to the main bathroom, making this residence perfect for couples or downsizers alike. Complete with a separate internal laundry and secure undercover parking for one car, as well as ample visitor parking. Residents can also take advantage of the outdoor barbecue area, fully-equipped gymnasium, resort-style pool and spa, all privately located across the road from an array of parks, ferry terminals, riverwalks and the iconic Story Bridge Hotel. Property Features: - Stunning views of the Brisbane City, Story Bridge and River- Open plan living- Large covered entertainers balcony- Master retreat with built in robes, ensuite and backdrop of the City- Large ensuite with floor to ceiling tiling, spa bath and shower- Equally spacious second bedroom with balcony access and built in robes - Main bathroom with floor to ceiling tiling, shower and toilet - Separate internal laundry - One secure undercover car space Complex Features:- Outdoor bbq area- Fully equipped gymnasium- Resort style pool and spa- Professional onsite management- Ample visitor parking Expected rental return of \$880 per week. Body corporate contributions: \$8,400 p.a. (Approx) Council rates: \$2,000 p.a. (Approx) Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba. The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.