

**58/55 Princess Street, Kangaroo Point, Qld 4169**



**Sold Apartment**

Saturday, 23 September 2023

58/55 Princess Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

**\$625,000**

Discover the epitome of modern living in this stunning two bedroom, two bathroom apartment nestled in the highly sought-after Kangaroo Point. Boasting panoramic suburban views, this property offers a unique opportunity to indulge in a lifestyle of comfort, convenience, and sophistication. Upon entering this immaculate residence, you will be greeted by an open and spacious living area, adorned with floor-to-ceiling windows that showcase the picturesque vistas of the surrounding suburbs & the Gabba. The abundance of natural light floods the apartment, creating an inviting and warm ambiance throughout. The well-appointed kitchen is a chef's dream, featuring sleek stone countertops, premium stainless steel appliances, ample storage space, and a breakfast bar for casual dining. Whether you are hosting a dinner party or enjoying a quiet meal at home, this kitchen is sure to impress even the most discerning culinary enthusiasts. The master bedroom is a true sanctuary, offering a peaceful retreat after a long day. Complete with a private ensuite bathroom, built-in wardrobes, and large windows, this space exudes comfort and tranquility. The second bedroom is equally spacious and features built-in wardrobes, ensuring ample storage for all your belongings. Step outside onto the private balcony and be captivated by the breathtaking suburban views that stretch as far as the eye can see. This outdoor oasis is perfect for entertaining guests, enjoying a morning coffee, or simply unwinding while taking in the beauty of the surroundings. Rates: \$450 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,150 p.q (approx.) Current Rental Appraisal - \$650 - \$700 per week Residents of this prestigious complex also have access to the complex's rooftop common area, which commands breathtaking city views. Additionally, secure parking and intercom entry provide peace of mind and convenience. Situated in the highly sought-after Kangaroo Point, this apartment offers a lifestyle of convenience and connectivity. With an array of trendy cafes, restaurants, and boutique shops just moments away, you will never be far from the vibrant energy of the city. The nearby public transport options provide easy access to the CBD and surrounding areas, making commuting a breeze. Make no mistake this exclusive position will hold strong demand with high potential of strong capital growth in the years to come. Our instructions are clear, and this property will be SOLD at auction, if not prior. In-Room Auction Location: Ray White West End (5/156 Boundary Street, West End) Thursday 12th October 2023 at 11am Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.