

**6/59 College Street, Hamilton, Qld 4007**



**Sold Unit**

Wednesday, 16 August 2023

6/59 College Street, Hamilton, Qld 4007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 118 m2**

**Type: Unit**

**\$515,000**

Enjoy convenience at its finest within this well appointed two-bedroom, one-bathroom residence in Hamilton. An inner-city haven for home buyers of all ages and demographics; an astute purchase for the discerning investor. This prime property will have assured growth in such a wonderful suburb, don't miss out on this outstanding opportunity to purchase your piece of Hamilton. With open plan living throughout, this apartment showcases a north-facing courtyard that receives ample sunlight throughout the day, creating a bright and inviting outdoor space. Here, you will enjoy the leafy outlook in your private courtyard, perfect for entertaining guests or relaxing in the afternoons. Features include: \* Spacious courtyard and garden \* Generous open plan living areas \* Well appointed kitchen, warm timber character \* Private fully fenced North Facing courtyard with garden \* 2 Sizeable bedrooms, \* Tandem double car lockup garage, \* built-in laundry with storage \* Currently tenanted until July 2024 for \$470 per week \* Body Corporates: \$2,535 Annually ( Contributions paid Bi-annually) \* BCC Rates: \$452.72 Moments stroll to all of the wonderful Portside dining and Racecourse Road - unbeatable convenience gives you many enviable lifestyle options. Enjoy the mecca of cafes, restaurants, cinemas, shops, the lovely Hercules Street Park, bus services, City Cat/Ferry, River boardwalk. Don't miss out! 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.