

61/40 Ramsgate Street, Kelvin Grove, Qld 4059

Place. P

## Apartment For Sale

Saturday, 27 April 2024

61/40 Ramsgate Street, Kelvin Grove, Qld 4059

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 109 m2

Type: Apartment



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## For Sale Now

Offering a private and modern lifestyle in an unbeatable location, unit 61 is located high up on Level 6 with uninterrupted leafy and city views. This oversized two-bedroom apartment at the Theodore Apartment is a fantastic buy. The thoughtful, open plan layout promotes ultimate use of space and the large floor to ceiling windows throughout the property provide a level of space and light that is not normally seen.

**Apartment Features:-** Located on Level 6 and total area of approximately 109sqm (incl. balcony).- Master bedroom is very spacious with walk-through robe and en-suite bathroom, ceiling fan and split cycle air conditioning unit.- Second bedroom includes walk-through robe, ceiling fan and split cycle air conditioning unit.- Light filled open plan living and dining area with split cycle air conditioning, opening out to a great sized balcony.- Main bathroom includes a combined bathtub/shower; and laundry. It offers dual access both from the living room and via the walk-through-robe from the second bedroom.- Modern design kitchen includes elevated stone benchtop, stainless steel appliances with dishwasher, gas cooktop and high quality oven.- Separate study nook, perfect for those working or study from home.- Super sized private balcony with uninterrupted leafy views and glimpses of city, perfect for relaxation or entertainment.- The apartment also includes a secure car space.- Onsite management and security access.

**Disclaimer:** Please note that furniture have been digitally added to the property after photography has been taken.

**Complex Features:**Theodore Apartments is an architecturally-designed complex built to embody and reflect the Queensland lifestyle. Made up of 69 apartments, the building includes a swimming pool and an expansive barbeque and relaxation area with two levels of secure basement parking and entrances, also includes storage cages. This is a secure building, with intercom access from the front door and basement.

**The Location:**Kelvin Grove has become a popular suburb for a range of people wishing to live close to Brisbane City, Queensland University of Technology (QUT), Brisbane Grammar, Kelvin Grove State College (ranked top 5 in Brisbane) and the Royal Brisbane Hospital. Located less than 2.5km northwest of Brisbane's CBD, it is a hilly and pretty suburb. It has experienced good growth in median house prices over the past five years as buyers have taken advantage of the suburb's proximity to the city. It is walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Herston and only 8mins drive from the CBD and benefit from future capital growth. Kelvin Grove has had an infrastructure boom over the last 8 -10 years with the development of the Kelvin Grove Village. The village is home to many shops, cafes, restaurants and a Woolworths. The Village is also the site of the weekly Kelvin Grove Farmers markets - a popular attraction of the suburb. Well serviced by buses with easy access to the city along Kelvin Grove Road and other major roads, Kelvin Grove will continue to attract residents and tenants.

Alan makes buying real estate simple and stress free, so call Alan today to arrange an inspection to view this amazing home.

**Disclaimer:** Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.