

**7/19 Princess Street, Bulimba, Qld 4171**



**Sold Apartment**

Monday, 14 August 2023

7/19 Princess Street, Bulimba, Qld 4171

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Caitlin Uittenbosch

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## Contact agent

Discover the epitome of convenient living with this top floor residence in the ever-popular Cascade complex (only 8 units), designed to cater to the needs of astute investors and discerning buyers seeking a premium Brisbane base. Nestled in the heart of Bulimba's Oxford Street village, this property promises an unrivalled lifestyle, boasting proximity to the river, city, and all the cosmopolitan delights that Bulimba has to offer. Investors will reap the attractive yield (approximately 4.1% after Council and Body Corporate Levies) with a strong demand for this style of convenient, cosmopolitan living. Immerse yourself in the captivating allure of minimalist architecture, featuring clean lines and expansive windows that perfectly complement the stylish appointments throughout the contemporary home. Designed with both functionality and style in mind, this spacious floor plan seamlessly integrates living areas, offering a sense of separation and privacy. Indulge in the breathtaking views of the Brisbane city skyline and its surrounds from the substantial alfresco balcony area, designed to capture refreshing river breezes. The high ceilings and ample natural light create a bright and welcoming ambiance, ideal for professionals and couples seeking a peaceful retreat. This exquisite residence comprises three generous bedrooms, with the main bedroom thoughtfully positioned for maximum tranquillity. Relax and unwind in your private sanctuary, complete with a stylishly appointed ensuite featuring floor-to-ceiling tiles, a double basin vanity, and a large double-door mirrored wardrobe. The second and third queen-sized bedrooms offer comfort and convenience with double-door mirrored wardrobes and abundant natural light. The well-appointed kitchen is a chef's dream, boasting a stone waterfall benchtop, soft-close drawers, and top-of-the-line ILVE stainless steel appliances, including a dishwasher, oven, rangehood, and 900mm convection cooktop. Additionally, the under-bench wine fridge and breakfast bar elevate the culinary experience to new heights. Beyond the luxurious interiors, Bulimba's unrivalled river location adds further allure to this exceptional property. A short stroll to the City Cat terminal allows for easy access to iconic attractions throughout Brisbane, including Fortitude Valley, CBD, and portside communities. With Oxford Street just 80m away, you'll relish the abundance of good coffee, bookstores, bars, fine dining, and even an art-house cinema right at your doorstep. Convenience is unparalleled with parks, supermarkets, multiple public transport options, and highly regarded schools in close proximity. Property Features:- Three generous bedrooms, including a well-appointed main- Two luxurious bathrooms, including ensuite to the main bedroom- Gourmet kitchen with stone benchtops, ILVE appliances, and wine fridge- 26m<sup>2</sup> entertainer balcony with built-in bar table and BBQ, offering panoramic views- European laundry with wall-hung dryer- Easy and secure pedestrian access from the street with intercom security at the gate- Two secure parking spaces- Top floor, elevated location in a boutique block of eight (please note there is no lift)- Rental Appraisal \$870-\$900 per week- Potential 4.1% yield after Council and Body Corporate Levies, based on \$880 per week This rare opportunity to secure a prestigious 3 bed, 2 bath, 2 car apartment in sought-after Bulimba is not to be missed. To fully appreciate the lifestyle, space, quality, and atmosphere it offers, an inspection is a must! Don't hesitate - seize this unique investment opportunity now. For more information or to arrange a private appointment, contact Fiona Berkman on 0402 347 009 or Caitlin Uittenbosch on 0413 083 602. Your dream Brisbane base awaits!