

7/33 Duke Street, Kangaroo Point, Qld 4169

Place. **P**

Unit For Sale

Friday, 3 May 2024

7/33 Duke Street, Kangaroo Point, Qld 4169

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 44 m2

Type: Unit



Taj Suffolk

0412278883

For Sale

Capturing picturesque urban and tree-lined street views, this one-bedroom apartment is one of just eight properties within the boutique 'Diamond Court' complex. Thoughtfully maintained and ideally positioned, this fantastic residence is only a leisurely stroll from the iconic Gabba Cricket Grounds and the soon-to-be-constructed Cross River Rail Woolloongabba station precinct. Airy and bright, the apartment features attractive tiled and timber-look floors. A calming neutral colour palette showcased throughout promises to suit a variety of décor styles. Stepping inside, you will find a generous open-plan living and dining area that seamlessly links to a covered balcony. There is also a superb adjoining kitchen displaying quality appliances, a tiled splashback and ample cupboard storage. Ensuring convenience, a plethora of popular restaurants and cafes are essentially right on your doorstep. Finishing the property is a sizeable bedroom encompassing a built-in robe, plus a tidy main bathroom benefitting from laundry amenities. Complete with secure parking for one car, the residence also includes split-system air-conditioning and ceiling fans. Close to city-bound bus stops and Raymond Park's sporting amenities, this excellent apartment is just minutes from the heart of Brisbane's CBD. South Bank and West End's exciting attractions are a stone's throw away, as is the Mowbray Park Ferry Terminal and the yet-to-be-completed Kangaroo Point Pedestrian Bridge. Do not delay – call to arrange an inspection today.

Additional Information
Body Corporate Contributions
Admin fund: \$487.5 per quarter approx. excl. insurance
Sinking fund: \$508.72 per quarter approx. excl. insurance
Total Contributions: \$996.22 per quarter approx. excl. insurance
Council Rates: \$386.75 per quarter approx.

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