

**705/38 Helen Street, Teneriffe, Qld 4005**



**Sold Apartment**

Friday, 15 September 2023

705/38 Helen Street, Teneriffe, Qld 4005

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 137 m2**

**Type: Apartment**

**\$1,400,000**

Expansive in every sense, this 3-Bedroom, 2-Bathroom apartment has an incredibly generous & recently renovated floorplan of 137sqm's and boasts uninterrupted easterly views overlooking Teneriffe and the river. Perfectly located next to the fabled Teneriffe River Walk and Gasworks Newstead, THE James residences offers maximum space for personal comfort and ease to everyday living. THE James is an Award Winning architectural landmark with exceptionally large internal layouts, 2.7m high ceilings and full height stackable glass sliding doors that bring the outside in. The gourmet kitchen with stone breakfast bar and ample full height joinery flows gracefully into a spacious 9m x 4m dining and lounge / home cinema space. Both of the king-sized master bedrooms feature up to 12m of double hanging walk-in-robe space, ensuites with mirrored vanity cabinets, block out curtains and acoustic windows. The third room includes a wall of built-in-joinery and study desk, with enough space to turn this into a third bedroom or your permanent work-from-home space. Built by Cavcorp, Australia's leading health, wellness and lifestyle developer, the luxury residences includes a rooftop pool and sundeck, state of the art gymnasium with Technogym equipment, and a herb & citrus garden. A luxurious marble lobby and landscaped entry sets the benchmark for luxury living and convenience in exclusive Teneriffe. The Cavale on-site building management team is committed to providing superior service to support and assist in ensuring your move, and daily life is as seamless and as effortless as possible.

**APARTMENT FEATURES-** 110sqm internal living; 27sqm balcony- Highly-sought after floorplan- Beautiful easterly aspect, benefitting from morning sun, and a never-to-be-built-out view overlooking the historic Woolstore Precinct & leafy Teneriffe- Recently renovated kitchen with 2.7m high joinery, full height pantry, appliance cupboards, stone benchtops, mirror splashback, stainless steel European appliances with gas cooktop- In-demand study nook off of the living and also in second bedroom- Third room includes additional joinery and built in desk for use as home office or third bedroom- All bedrooms with acoustic and tinted glazing, block out curtains & TV provision- Massive walk in robes with up to 12m of double hanging and shelving space- Ensuites with mirrored vanity cabinet, shower and bath- Separate laundry with dryer away from living areas- Floor to ceiling glazing- Split system air-conditioning to living and bedrooms- Audio intercom system with swipe access- Private and secure basement parking

**BUILDING FEATURES-** Recreation deck located on level 7 rooftop- Pool & sun deck- Gymnasium with Technogym equipment- Herb & citrus garden- On-site management with office at front entry- Swipe access with intercom- Smoke-free building- 24 hour CCTV security for guests and delivery drivers- 8 levels- 2 high speed elevators by Kone - 2.40m H x 1.94m D x 1.40m W- 20 visitor parking spaces for guests - 4 hour limits- Parcel delivery concierge- Basement storage options available ranging from \$90 - \$150 per month- Additional car spaces available from \$300.00 per month - high demand- On-site management offering dry cleaning and apartment cleaning

**Location:** Top Ten

1. 70m - City Glider every 5min peak times / CityCat / Teneriffe River walk
2. 100m - Newstead River Park, Lake and City Cycle
3. 250m - Gasworks Plaza, Woolworths, The Standard Market, Terry White Chemists, Newsagent, Reef Seafood, Wine Emporium.
4. 650m - James Street fashion and lifestyle precinct / 5 Star Calile Hotel
5. 1km Homemaker Centre / Freedom / Harvey Norman
6. 1km New Farm Park - one of Brisbane's oldest, grandest and largest parks and the Brisbane Powerhouse
7. 1.1km - Bowen Hills Train Station
8. 1.7km Brisbane CBD
9. 2.3km Howard Smith Wharves Restaurants and Bars - Courtesy bus
10. 12mins - Brisbane Domestic and International Airports via the tunnel (\$25 by Uber)