

709/232 Wellington Road, Kangaroo Point, Qld 4169 **PARR.**

Unit For Sale

Friday, 2 February 2024

709/232 Wellington Road, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 85 m2

Type: Unit



Jackson Parr
0435774011

Auction

Introducing a unique opportunity for luxury enthusiasts, professionals, and investors. Nestled within the prestigious Valencia Residences, this exclusive property stands as a testament to premier living. Surrounded by tranquil tree-lined streets and the serene Mowbray Parklands, this residence within the beautiful building offers a coveted lifestyle for those fortunate enough to call it home. This two-bedroom haven presents an opportunity to live a luxurious inner-city lifestyle. Elevated high up on the seventh level, the apartment features 2.7m high ceilings adorned with double-glazed floor-to-ceiling glass, ducted air-conditioning, and block-out curtains gracing every window. The large balcony becomes an ideal space for entertaining, while the double-sided entertainer's kitchen showcases a stone benchtop, ample storage, and a breakfast bar. ILVE European gas appliances and an integrated rangehood add a touch of sophistication. Ceiling fans in all bedrooms, along with a study nook boasting built-in cupboards, cater to practicality, making it an ideal home office space. Residents enjoy 5-star amenities, including a lobby/reception area, high-speed lift access, secure underground car parking, and a spectacular rooftop entertaining zone. The rooftop deck, complete with a private dining and kitchen area, BBQ facilities, and an incredible infinity pool, offers unparalleled views of Brisbane's skyline. Additional features such as a well-equipped gym, private theatre room, wine cellar, and more contribute to the overall allure of this building, leaving a lasting impression on even the most discerning clients. Kangaroo Point, positioned directly across from the Brisbane CBD, provides sweeping views of the city and river. The juxtaposition of urban vistas against natural tree-lined streets, Mowbray Park, Raymond Park, and the iconic Kangaroo Point cliffs defines the unique charm of this privileged precinct. The Valencia residence ensures unmatched connectivity to the Brisbane CBD, with quick access to major arterial roads and excellent public transport options. Elevate your lifestyle with this exceptional residence in Kangaroo Point. Valencia Residences occupy an exceptional position in the Kangaroo Point skyline, with-in easy walking distance to: - Mowbray Park Ferry Terminal (3 Minutes) - Brisbane Riverwalk (3 Minutes) - Dockside Precinct (15 Minutes) - St Vincents Private Hospital (15 Minutes) - Kangaroo Point Cliffs (10 Minutes) - The Gabba Stadium (14 Minutes) - QUT (30 Minutes) - Eagle Street Pier (20 Minutes) - Southbank Dining Precinct (25 Minutes) - Logan Road Dining and Antique Precinct (14 Minutes) Financial Stats- \$620/wk. Rent ending 29/5/24 (There is an identical unit renting at \$780/wk. in the building)- Body Corporate Contributions Total Contributions: \$1,865.60 paid 3 times a year approx.- Council Rates: \$450.20 per quarter approx.**Photos are of property before tenants moved in.*While we have made every effort to ensure accuracy, we do not accept responsibility for errors, omissions, inaccuracies, or misstatements. Prospective buyers are encouraged to conduct their own inquiries to verify the information provided herein.