

712/36 King Street, Bowen Hills, Qld 4006



Apartment For Sale

Friday, 14 June 2024

712/36 King Street, Bowen Hills, Qld 4006

Bedrooms: 1

Bathrooms: 1

Area: 64 m2

Type: Apartment



Riconi Zen



Vivian Liu

0421639442

## One Bedroom + One Potential Bedroom

Welcome to the legendary King St, where your urban dreams come true! Imagine a world of diverse global cuisine, quirky bars, and a variety of shops - King St has it all! Plus, you're just a five-minute walk away from the famous Brisbane showgrounds, truly the heart of Brisbane. Amidst the buzz, picture this - a tranquil home where you can retreat to. Ascend to peaceful apartment, observing the vivacious scene below, or descend to the street to immerse yourself in this extraordinary life. Yes, indeed, life is meant to be this vibrant! This apartment in the North Yards at 36 King Street Bowen Hills offers a fantastic opportunity for anyone looking for a comfortable and modern living space with easy access to great lifestyle amenities. The open plan layout of the apartment is spacious and light-filled, with modern timber flooring in the lounge and dining zones adding a touch of contemporary style. The kitchen is fitted with high-quality benchtops and Blanco kitchen appliances, inclusive of a 4 burner gas cooktop. The covered balcony provides a great space to relax and take in the sweeping views of Brisbane city and hills, and the apartment is equipped with air conditioning and heating for year-round comfort. The bedroom are nicely sized and include built-in robes, while the central bathroom is sparkling with floor-to-ceiling tiling. The apartment also includes a separate Euro laundry for space-saving convenience. The multipurpose room could either be used as a home office or could also be used as a bedroom, which is spacious to put a double-bed inside and a robe as well. The apartment's location is a major drawcard. - Imagine being a mere stone's throw away (1.6km to be precise) from the vibrant pulse of Brisbane's CBD at The Yards, nestled in the heart of one of Brisbane's most well-connected neighbourhoods! - The Fortitude Valley Train Station, just 500m away, stands ready to transport you across all Brisbane train lines, including the speedy Brisbane Airtrain. - A leisurely 15-minute walk lands you at 20 bus stops, including the Royal Brisbane & Women's Hospital bus interchange. Your next destination could be anywhere in Brisbane. - The groundbreaking Cross River Rail Project is set for completion in 2025. Soon, you'll be 4 minutes away from the CBD! The Exhibition Station, just 400m away from King Street, is all set to make your commute a breeze. - Prepare to be swept off your feet with an assortment of community events on King Street! From energizing fitness sessions to tantalizing cooking classes, expert-led barista classes, make-up tutorials, and wine-accompanied painting sessions, your calendar will be bursting with fun! Features: - Ready to Move in. - Private large balcony and an open-plan lounge and dining. - Great kitchen with gas cooking and an island with bench seating. - An in-unit laundry adds convenience. - Lightning-fast internet connectivity. - Outdoor kitchen equipped with a Teppanyaki hot plate and a wood-burning pizza oven. - Outdoor fitness corners and tranquil yoga lawn. - An outdoor large screen TV for outdoor entertainment. Location: - 1 minute walk to King St and all amenities. - 4 minute walk to Brisbane Showgrounds. - 10 minute walk to Royal Brisbane and Women's Hospital. - 10 minute walk to Fortitude Valley Train Station. - 5 minute drive to Brisbane Grammar School. - 8 minute drive to QUT Kelvin Grove Campus. - 11 minute drive to Brisbane CBD. - 15 minute drive to Brisbane Airport. Body Corp: Approx \$5,100 per year. Council Rates: Approx \$460 per quarter. Discover the pinnacle of modern family living within the flawless Bowen Hills residence. The Riconi Team warmly invites you to arrange a viewing, allowing you to fully experience the exceptional features that this home offers. Reach out to them today and take the initial stride towards securing your future in this contemporary haven. Disclaimer: While we deem the information reliable, interested parties must conduct their own enquiries, as we cannot guarantee or warrant the provided information.