

**713/41 Ramsgate St, Kelvin Grove, QLD, 4059**



**Sold Apartment**

Wednesday, 21 June 2023

713/41 Ramsgate St, Kelvin Grove, QLD, 4059

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Joe Hawes

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## **SOLD by JOE HAWES - BLUESTONE PROPERTY MANAGEMENT & SALES**

### **MODERN URBAN VILLAGE LIFESTYLE or SUPER INVESTMENT - VACANT SOON!**

Located within a short stroll of the vibrant Kelvin Grove Urban Village and Queensland University of Technology, this modern "Cinque" apartment offers contemporary style with an open plan layout and high quality finishes, ensuring comfort and practicality for years to come for the owner-occupier, or a solid rental return for the astute investor. Only 7 years old, Cinque residents enjoy quality resort-style facilities with swimming pool, BBQ area and gymnasium. Cinque's city-fringe location puts residents conveniently close to QUT, Kelvin Grove State College, village shops and cafes, amenities, and commuter corridors, only 2.5km from Brisbane CBD.

Located on level 7 of the Quest building, Apartment 713 features:

- \*Spacious open-plan living, practical flowing design filled with natural light
- \*High ceilings, air conditioning, total floor area approximately 79m<sup>2</sup> plus car space
- \*Large stacker doors open to private covered alfresco balcony with district outlook
- \*Quality kitchen with gas cook top, stone bench tops, porcelain tiles
- \*Large master bedroom with walk-in-robe, and quality ensuite bathroom
- \*Both bedrooms with air conditioning, second bedroom with mirrored wardrobes
- \*Quality main bathroom with large shower and separate laundry enclosure
- \*Secure complex with intercom access and secure basement car space
- \*Cinque Apartments are for residents only (not guests), with full use of Quest facilities
- \*Beautifully maintained Quest facilities include sparkling pool, BBQ terrace, and gym
- \*Currently rented, with excellent tenants who are vacating by mid-December 2022
- \*Walk to village, shopping, cafes, QUT, transport corridors, amenities, 2.5 km to CBD
- \*Offering a modern and fabulous city-fringe lifestyle for the owner-occupier, or ideal investment.

The Location:

Kelvin Grove offers a convenient, vibrant cafe lifestyle... an ideal location for those seeking to live close to Brisbane City, Kelvin Grove State College, Queensland University of Technology (QUT) and the Royal Brisbane Hospital. Cinque is also handy to sporting and recreational facilities such as Roma St Parklands, Suncorp Stadium, and the exciting new Victoria Park redevelopment.

Kelvin Grove has undergone an infrastructure boom over the last 10 years with the development of the Kelvin Grove Village. The village is home to a variety of shops, cafes, restaurants and Woolworths. The Village is also the site of the weekly Kelvin Grove Farmers Markets every Saturday - a popular attraction. Well serviced by buses with easy access to the city along Kelvin Grove Road and other major roads, Kelvin Grove is a very desirable location to live for tenants and owners alike.

**IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON THIS WEBPAGE, THANK YOU**

Disclaimer

- 1) Do not rely upon the above statements or representation as factual because these particulars do not form part of any offer or contract. They are not intended to make or give representation or warranty whatsoever concerning the property, and any intending purchaser or lessee should satisfy them self by inspection or otherwise as to the correctness of the same.
- 2) The services, equipment and facilities, e.g. pool pump, hot water system and electrical systems have not been tested by the selling agent, and any potential purchaser should satisfy them self with by inspecting or otherwise.
- 3) The photographs illustrate parts of the property as were apparent at the time taken. Any areas, maps, measurements or

distances are approximate.