

**78/2 Goodwin Street, Kangaroo Point, Qld 4169**

Place. **P**

**Sold Unit**

Sunday, 20 August 2023

78/2 Goodwin Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Area: 176 m2**

**Type: Unit**



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## Contact agent

Inviting you to enjoy low-maintenance luxury in the one of Kangaroo Point's most tightly-held buildings, residence 78 commands stunning views of the Brisbane River and the dazzling city skyline. Uniquely designed off the plan, typically a third bedroom layout which was converted to flow seamlessly off the dining area and is currently used as a study. It includes a wet bar, plus a built-in study area. Any buyer could easily convert this space back into a third bedroom, which would enjoy stunning city views and access to a Juliet-style balcony. Set on the 14th level of the primarily owner-occupied Stradbroke Tower & Villas complex, this sensational property exudes classic refinement and a sense of spaciousness. Matched in beauty by its magnificent outlook, the residence showcases plush carpeted floors, integrated joinery and plantation shutters. A fresh white colour palette featured throughout allows natural light to flow with ease. Greeting you upon entry, a spacious open-plan living and dining area provides plentiful space for spending time with loved ones. Blurring the lines between the indoors and outdoors, large glass sliding doors open out to a wrap-around balcony capturing spellbinding city, New Farm and river views. Finishing the central living area, a fantastic kitchen displays stone benchtops, quality appliances, an internal servery window and ample cupboard storage. A master bedroom positioned on the eastern side of the residence has a balcony and uninterrupted views across to New Farm and down to Humbug Reach. It also has a walk-in robe and an ensuite including double basins, a separate toilet, shower and bath. The residence features another bedroom which enjoys stunning city views, built-in robes and access to a second bathroom. Complete with rare secure side-by-side parking for two cars and storage, the apartment also includes ducted air-conditioning and ceiling fans, surround sound installed in the study/wet bar area, dining room, family area and master suite. In addition to onsite management and a concierge-style front reception, residents will also appreciate the complex's heated indoor lap pool, sauna, gym, bathrooms located on the recreational level, plus an indoor recreational room where the residents get together for events. Outside is a covered barbecue area, a vegetable garden and direct access out to the riverwalk from the complex. Close to a multitude of acclaimed restaurants, walking distance to Medley Café, Story Bridge Hotel and Deery's, the abode is also near the Holman Street Ferry Terminal. The Dockside Ferry Terminal is now under construction. A short stroll to the new (now under construction) green footbridge to the Brisbane's CBD. This incredible property is only minutes from the fashionable Howard Smith Wharves, James Street, Eagle Street Pier and South Bank precincts. Positioned within the and Coorparoo Secondary College catchment areas, this spectacular residence is also a short distance from All Hallows' School, Somerville House and Saint Joseph's Catholic Primary School. Do not delay – call to arrange an inspection today.

Additional Information  
Body Corporate Contributions Incl. insurance Admin fund: \$3,347.46 paid 3 times a year approx. incl. insurance  
Sinking fund: \$2,074.82 paid 3 times a year approx. incl. insurance  
Total Contributions: \$5,422.28 paid 3 times a year with a 15% discount if paid on time = \$4,608.94 3 times per year.  
Council Rates: \$288.80 per quarter approx.  
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