

**807/36 Anglesey Street, Kangaroo Point, Qld 4169**



**Sold Apartment**

Thursday, 24 August 2023

807/36 Anglesey Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 88 m2**

**Type: Apartment**



Justin Smith  
0733201012



Soren Andersen  
0733201003

**\$725,000**

Situated within the heart of Kangaroo Point, this modern and sophisticated two bedroom plus study apartment enjoys a sweeping uninterrupted panorama of the ever changing Brisbane City skyline. With a practical floorplan, taking advantage of the natural light and breezes from the corner position with only one neighbour and North Eastern aspect. Greeting you upon entry is a spacious open-plan living and dining area, bright and welcoming, this spacious and central space adjoins a contemporary kitchen offering high end stainless steel appliances, an abundance of storage and bench space. Showcasing floor to ceiling glass doors leading out to a covered balcony, enjoy a picturesque outlook that is perfect for relaxing and hosting guests. The two spacious bedrooms are perfectly positioned to encapsulate the spectacular city views this apartment has to offer. The master suite is complete with built in robes, ensuite and access to the main balcony. The equally spacious second bedroom features built in robes and a private balcony with a stunning backdrop. Enjoy access to the main bathroom with shower and toilet. Finishing the apartment is a functional study nook. Benefitting from a separate concealed laundry, secure parking for one car and an abundance of cleverly placed storage. Located in the tightly held 'Establishment' building, residents will appreciate the rooftop terrace with arguably the best views of the Brisbane City skyline, enjoy access to the sparkling heated infinity pool, BBQ, landscaped gardens and close proximity to the city. Property features: - ? Stunning views of the Brisbane City skyline - ? Penthouse level - ? Covered entertainer's balcony - ? Spacious master suite with built in robes, ensuite & access to the main balcony - ? Equally spacious second bedroom with private balcony - ? Functional study nook - ? Separate concealed laundry - ? Cleverly placed storage - ? One secure undercover car space - ? Enticing for both owner occupiers & investors Complex features: - ? Rooftop sparkling in ground heated pool with stunning skyline views - ? Cooking and dining facilities - ? Ample visitor parking - ? Intercom and lift access - ? Quality and professional onsite management With a location forever in demand, this market offering is enticing for both professionals and investors with the offer of a vibrant lifestyle and resort style facilities to match. Body corporate fees: \$5,137 p.a. Council rates: \$1,800 p.a. (Approx) It is hard to find a better location, with the re-development of the Gabba in readiness to host the Olympic games, the Cross River Rail already under construction, and just moments away the underway Green Bridge from Kangaroo Point to the city. Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba. The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.