

9/24 Crescent Road, Hamilton, Qld 4007

Unit For Sale

Wednesday, 17 January 2024

9/24 Crescent Road, Hamilton, Qld 4007

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



John Allen  
0400407651



Nik Sestic  
0401869623

## For Sale

Welcome to a residence where luxury meets Brisbane's grandeur. This extraordinary apartment not only offers spacious living areas but an outdoor haven that immerses you in the panoramic beauty of the Brisbane River and city skyline. Interior Bliss: Inside, the apartment presents an atmosphere of sophistication. Stylish tiled and plush carpet floors create a refined aesthetic, while the open-plan living and dining area serves as the nucleus for all your entertainment needs. Large windows capture the play of sunlight and river breezes, infusing the space with a sense of tranquility. Gourmet Kitchen and Comfortable Bedrooms: The well-appointed kitchen is a culinary enthusiast's delight, featuring modern amenities and ample storage. Retreat to the master bedroom waking up to the beauty of the river, or utilize the large second bedroom for versatile living. The bathroom is equally well-appointed. Outdoor Oasis: Step into your own private retreat on the expansive outdoor entertainment area. Overlooking the majestic Brisbane River, this space becomes an extension of your living area, providing breathtaking views of the cityscape. Whether you're hosting a soirée under the stars or simply enjoying a quiet morning coffee, this alfresco haven is designed for unforgettable moments. Secure Parking and Ample Storage: Your convenience is paramount. This residence comes complete with a large lock-up garage, offering secure parking for your vehicle. Additionally, enjoy the luxury of abundant storage and private laundry, ensuring that every item finds its place effortlessly. Prime Location and Accessibility: Situated on one of Hamilton's premiere streets, this residence offers not just a home but a lifestyle. With close proximity to public transport, the Bretts Wharf Ferry Terminal, and the Kingsford Smith Drive Riverside Promenade, your daily adventures await. Brisbane's CBD, a mere six kilometers away, becomes an extension of your urban playground. Education and Lifestyle Harmony: Falling within the Ascot State School and Aviation High catchment areas, this apartment is surrounded by esteemed educational institutions. Explore the nearby schools such as Saint Rita's College, Saint Agatha's School, Saint Margaret's Anglican Girls School, and Clayfield College. Seize this rare opportunity to experience the epitome of riverside luxury living. Contact us today for an exclusive viewing and let this exceptional residence redefine your concept of home. Tenants till 02/02/2024. Being Sold as Vacant Possession Body Corps approx \$4498 per year Rental Appraisal \$580-\$620pw This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.