

9/45 Lambert Street, Kangaroo Point, Qld 4169



Unit For Sale

Tuesday, 28 November 2023

9/45 Lambert Street, Kangaroo Point, Qld 4169

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 111 m2

Type: Unit



Selina McIntyre
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Brandon Wortley
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Auction

Properties of this calibre in such a sought-after location are few and far-between. Whether you are an investor looking to achieve a great return, home buyer looking for the perfect inner city lifestyle or simply needing a convenient Brisbane inner city base - do not miss this incredible opportunity as it won't last long. Situated within an exclusive complex comprising only 17 residences, this generous three-bedroom, two bathroom apartment is strategically positioned moments from Brisbane CBD. Its proximity to the vibrant attractions of Kangaroo Point and local amenities enhances the appeal of this exceptional residence and the lifestyle it has to offer. As you enter the first level of the property you are greeted by a generously proportioned open-plan living and dining area. An adjacent covered balcony provides a scenic perspective and the elevated position allowing crossway breezes and natural light throughout. The well-appointed kitchen, equipped with quality appliances and ample cupboard storage, further adds to the allure. Ascending to the upper level, the main bedroom incorporates a spacious walk-in robe and en-suite bathroom, as well as air conditioning. Two additional bedrooms with built-in robes are serviced by a main bathroom, featuring a shower over a bath. The residence, complete with a secure well sized single garage accommodates for extra storage. Conveniently located in close proximity to an array of shops and dining options, this remarkable apartment is situated near the forthcoming green bridge and the soon-to-be-completed Cross River Rail Woolloongabba station precinct. The Dockside, Holman and Mowbray Ferry Terminal, renowned Kangaroo Point Cliffs Park, and several city-bound bus stops are just minutes away. The fashionable Howard Smith Wharves, James Street, and South Bank precincts are easily accessible from this incredibly well located apartment as well. Within the catchment areas of East Brisbane State School and Coorparoo Secondary College, this extraordinary property is in close proximity to Saint Joseph's Catholic Primary School and Our Lady of Mount Carmel Primary. As well as the following secondary schools; Churchie, All Hallows, Lourdes Hill, Loreto College, Brisbane Grammar and Villanova. Don't miss this great opportunity for a rare and very liveable 3 bedroom, 2 bathroom property in an incredible location. For further information or inspection details, please contact Selina McIntyre on 0400 565 918 or Brandon Wortley on 0447 269 591. **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