

**917/47 Hercules Street, Hamilton, Qld 4007**



**Sold Apartment**

Thursday, 13 June 2024

917/47 Hercules Street, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Fiona Bo Jiang

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**\$455,000**

Discover a remarkable investment opportunity in one of Brisbane's most coveted suburbs. This spacious, modern 1-bedroom apartment is the epitome of value for money, offering a blend of luxury living and unbeatable convenience. Strategically located at the centre of the esteemed Portside Wharf precinct, this property is a must-have for astute buyers seeking high returns.

**Apartment Highlights:**

**Premier Location:** Indulge in the perfect fusion of convenience and luxury living. Immerse yourself in a vibrant neighbourhood, within walking distance to Portside Wharf, supermarkets, cinemas, and a myriad of renowned restaurants, bars, and cafes. The surrounding area boasts endless riverside walking trails and parks, creating an unparalleled lifestyle for residents.

**Spacious and Light-Filled:** This apartment showcases generous living spaces, thoughtfully designed to maximize comfort and natural light. Oversized windows bathe the interiors in soft sunlight, creating an inviting and warm atmosphere throughout. The modern kitchen with stone benchtops and a contemporary bathroom adds a touch of elegance.

**Desirable Apartment Features:** Enjoy the convenience of a well-designed layout, featuring one bedroom with a built-in robe, an open-plan living area, and a separate study nook. The modern kitchen boasts gas cooking, while the large, covered balcony offers a relaxing space to unwind. Security intercom and an allocated car space in a secure shared garage ensure peace of mind.

**Astute Investment Potential:** This apartment presents a lucrative investment opportunity. With an onsite professional hotel management team, currently guaranteed you a steady rental income \$1920-\$2000 net per month to your bank. The desirable location, coupled with on-site management further streamlines the rental process for your convenience.

**Convenient Access and Connectivity:** Commuting is a breeze with the apartment's proximity to public transport, including the new Brisbane City River Walk and City Cat terminal. The property offers easy access to the Gateway Motorway and is just a short 10-minute drive to Brisbane Airport. Additionally, the Brisbane CBD is a mere 6 kilometres away, ensuring effortless connectivity to the city's bustling core.

**Well-Maintained and Secure:** The property boasts on-site management and the peace of mind that comes with a secure shared garage and a security intercom system. Enjoy hassle-free living and confident investment ownership. Don't miss this exceptional opportunity to secure a high-yield investment in one of Brisbane's most prestigious locations. Act now and arrange a personal viewing to fully appreciate the potential this property holds.

**Disclaimer:** Rental income and body corporate fees are approximate and subject to change. It is advised to conduct thorough due diligence and consult with professionals before making any investment decisions. (Listing ID: 21134626)