

**1012/95 Linton Street, Kangaroo Point, Qld 4169**

**S O C I A L**

**Apartment For Sale**

Tuesday, 25 June 2024

1012/95 Linton Street, Kangaroo Point, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Susan Mills  
0421911379



Sebastian ButlerWhite  
0413391388

## FOR SALE

This exquisite two bedroom apartment at 1012/95 Linton St, Kangaroo Point in the renowned Linton Apartments offers luxurious, convenient living with unparalleled proximity to all the attractions our vibrant city has to offer, merely minutes away from Brisbane's CBD. Conveniently positioned near the upcoming Cross River Rail Woolloongabba Station precinct, and the renowned Gabba Stadium which is set to host the 2032 Brisbane Olympics, this area is expected to experience substantial growth over the next decade, making it an enticing opportunity for those seeking a home or investment. Thoughtfully designed with modern aesthetics in mind, this residence welcomes an abundance of natural light and invigorating cross breezes. Positioned overlooking the Gabba Stadium, the property boasts Porcalenosa tile floors imported from Spain, a versatile neutral colour palette, expansive open-plan living and dining area and large balcony, complemented by uninterrupted city and Gabba views. The designer kitchen features high-quality German-made kitchen appliances (AEG) and glass splashback along with ample storage. Flooding the master bedroom with natural light, full height glass sliding doors access the balcony. The master is complete with its own luxury ensuite and built in robe. The spacious second bedroom with built-in wardrobe and dedicated study nook. The well designed main bathroom showcases floor-to-ceiling tiling and mirrored cabinet. Residents enjoy the stunning private rooftop pool and BBQ terraces as well as easy access to Sunsets Rooftop Bar and Restaurant on the top floor of the complex. This incredible property falls within the catchment areas of East Brisbane State School and Coorparoo Secondary College. It is also a short drive from Saint Joseph's Primary School, Anglican Church Grammar School, and Somerville House. Students will enjoy convenient commutes to QUT's Gardens Point, TAFE Queensland's South Bank, and UQ's Saint Lucia campuses. Features at a glance: Stunning city and Gabba views; Designer kitchen with waterfall bench tops and AEG appliances; Open plan living and dining; Private master suite with built ins, ensuite & balcony access; Generous second bedroom with study nook; Large private balcony overlooking the Gabba stadium; Ducted air conditioning; Secure car park; Stunning roof top pool and BBQ terrace; Access to Sunsets Rooftop Bar and Restaurant; Secure extremely well-maintained complex with intercom; East Brisbane State School and Coorparoo Secondary College catchments; As well as being in close proximity to a plethora of renowned cafes, restaurants, bars, and boutiques, the vibrant attractions of South Bank and the scenic Kangaroo Point Cliffs Park are within walking distance. Additionally, the Howard Smith Wharves, James Street, and Eagle Street Pier precincts are easily accessible from this central location. Medical professionals will appreciate the proximity to the Mater, Queensland Children's, Princess Alexandra, and Greenslopes Private hospitals. Location is paramount when it comes to living in the inner-city suburbs. Within minutes, you can reach South Bank, West End, Fortitude Valley, Teneriffe, and the CBD. For more information or to schedule an inspection contact Susan Mills from Social Realty on 0421 911 379 today.