

**109/1 Holman Street, Kangaroo Point, Qld 4169**

Place. 

## Apartment For Sale

Saturday, 29 June 2024

109/1 Holman Street, Kangaroo Point, Qld 4169

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Richard Willert

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## Auction

Auction Location: OnSite One of just 10 villas within the exclusive 'One Holman' complex, this three-bedroom prestige residence presents an unmissable opportunity in Brisbane's inner-city region. Only metres from Captain Burke Park and scenic riverwalks, this north-east-facing villa will impress with its private courtyard, elegant interiors and unrivalled location. Timeless in its design, the property has been thoughtfully crafted to complement its stunning setting. Showcasing banks of glass that maximise natural light and highlight the phenomenal outlook, the residence also features exquisite tiled floors and plantation shutters. Seamlessly flowing from one space to another, the villa encompasses a spacious open-plan living and dining area on its ground level. Illuminated by skylights, this welcoming central space adjoins an exceptional kitchen displaying a breakfast bar, quality appliances and ample cupboard storage. Adding to the property's appeal, a multitude of acclaimed restaurants, cafes and bars are just moments away. Extending the entertainment options, a fully-fenced courtyard benefits from a covered patio that you will love sharing with guests. Looking out across established gardens to the sparkling Brisbane River, this wrap-around al fresco area feels wonderfully private. Also on this level, a generous fourth bedroom or study has integrated joinery and patio access. Suitable for those who work from home, this versatile space could also serve as accommodation for guests or older generations. Upstairs, a lavish master suite boasts a walk-in robe and a private balcony commanding extraordinary river views. An accompanying ensuite has floor-to-ceiling tiling and dual vanities, plus a separate bath and shower. You will also find an impeccable main bathroom, as well as two additional bedrooms; both feature built-in robes, while one also opens out to its own balcony. Complete with a ground-level powder room and a secure dual garage, the residence also includes an internal laundry, excellent storage, air-conditioning and ceiling fans. There is also the option to install a lift, if preferred. Use of the complex's gym and lap pool promises an incredible lifestyle. Ensuring easy access to the heart of Brisbane's CBD via the Holman Street Ferry Terminal and the new Kangaroo Point Pedestrian Bridge, this sensational villa is close to the popular Kangaroo Point Cliffs Park. The fashionable Howard Smith Wharves, Eagle Street Pier and James Street precincts are minutes away. Falling within the East Brisbane State School and Coorparoo Secondary College catchment areas, this incomparable property is near All Hallows' School, Saint Joseph's Primary School and Anglican Church Grammar School. QUT's Kelvin Grove and Gardens Point campuses are a stone's throw away, as are UQ's Saint Lucia and TAFE Queensland's South Bank campuses. Do not miss this exclusive opportunity – call to arrange an inspection today. 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.