

1204/44 Ferry Street, Kangaroo Point, Qld 4169



Apartment For Sale

Thursday, 11 July 2024

1204/44 Ferry Street, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Ethan Petrie
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Offers Over \$1,000,000

Nestled in the vibrant heart of Kangaroo Point, this spacious apartment presents a coveted urban lifestyle with stunning river and city views that will captivate your senses. Step into the pinnacle of urban living and immerse yourself in the lively atmosphere of this sought-after pocket, where an array of cafes, shops, and restaurants await just steps away. Convenience is key in this prime location, with the Dockside ferry terminal and bus stop a mere 5-minute walk from your doorstep, simplifying your daily commute and city exploration. Embrace the scenic Brisbane River Walk at your immediate disposal, offering seamless connectivity to ferries, buses, and the Clem Jones Tunnel, all while enjoying the tranquil setting along the banks of the Brisbane River. Experience the best of both worlds with walkable proximity to the CBD, the iconic Story Bridge, and local attractions like the Picnic Area, James Warner Park, and Kangaroo Point Cliffs Park. This apartment boasts a myriad of features, including an open-plan living area that leads to a large balcony with panoramic views, comfortable bedrooms with ample storage, a fully equipped modern kitchen, ducted air-conditioning, floor-to-ceiling windows in the master bedroom, two spacious bathrooms, a laundry with dryer, and a secure car space. Indulge in the perfect blend of vibrant city life and natural beauty that Kangaroo Point has to offer from the comfort of this exceptional apartment. Rates: \$386 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$2,500 p.q (approx.) Current market rental appraisal \$900 - \$1,000 per week Experience urban living at its finest in this stylish and convenient residence that epitomises the essence of contemporary city living in a prime riverside location. Perfect for those looking to invest in their future, this exceptional property is ideally situated within one of Brisbane's most vibrant and high-growth enclaves, the Kangaroo Point Peninsula. The Kangaroo Point peninsula is renowned for its exclusivity; apartments here are tightly held. It presents unrivalled connectivity, surrounded by boardwalks, multiple ferry terminals and the much-awaited pedestrian walking bridge. Parks are in abundance and the village-like feel of Dockside provides a lifestyle that is second to none, with restaurants, riverside cafes, and French patisserie nearby. The new pedestrian bridge connecting Kangaroo Point to Brisbane City is currently under construction, expected to be completed shortly in 2024. The area is undergoing significant transformation with the Cross River Rail Woolloongabba Station Precinct project, bringing new bars, restaurants, shops, public park space and community facilities. The Cross River Rail network will provide world-class public transport services, and new pedestrian walkways will improve connectivity to the nearby Gabba stadium, which is undergoing a \$1-billion refurbishment for the global sporting events in 2032.