

**1513/35 Hercules Street, Hamilton, Qld 4007**



**Apartment For Sale**

Tuesday, 2 July 2024

1513/35 Hercules Street, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 53 m2**

**Type: Apartment**



Martin He

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## FOR SALE (NEW TO MARKET)

Whether you keep this modern and stylish apartment all to yourself or offer the property for rent and enjoy fantastic returns, the choice is yours when it comes to 1513/35 Hercules Street. This stunning unit is perched high in the building and showcases spectacular north-facing hinterland views that provide the ideal backdrop to your enviable new lifestyle. Every inch of this must-see home exudes contemporary elegance with high-end finishes, must-have modern features and sleek designer details throughout. An abundance of soft natural light floods in and illuminates the open-plan kitchen, dining and living room with a wall of glass sliding doors that lead to the covered balcony. Easy-care tile flooring flows underfoot and combines beautifully with the soft muted colour tones while split system air-conditioning and a ceiling fan promise absolute comfort no matter the weather outside. When you're not out exploring the area's renowned restaurants, you can cook up a storm at home in the beautifully appointed kitchen. Here, you will find a suite of stainless steel appliances including a gas cooktop while sweeping benchtops and ample storage space will make cooking for friends and family a true pleasure. A built-in study area is ideal for those who work from home plus there's also a large and sunny bedroom with a sensational view. The bathroom exudes the same attention to detail with quality fixtures, eye-level storage and floor-to-ceiling tiles that only enhance the luxurious appeal of this show-stopping abode. Residents of this prized building enjoy access to a hotel-style foyer along with a host of world-class facilities. There's a sparkling swimming pool and a well-equipped gym along with a BBQ area and a guest lounge where you can socialise and catch up with friends. You can walk just metres from your front door to local bus stops, the Portside Wharf shopping precinct and a host of cafes, speciality stores and popular dining options. The picturesque Hercules Street Park is just across the road and you're also within walking distance of the Doomben train station and Bretts Wharf Ferry Terminal. All this is less than 20 minutes from the bright lights of the Brisbane CBD.

**Key feature:**--1 Bed 1 bath +study 1 carpark-- High floor with nice hinterland view-- High quality finish apartment with hotel style foyer-- Facilities: swimming pool, BBQ, Gym--Fully furnished

**Location:**--5 minutes walk to portside wharf business center, Brisbane cruise terminal, Hercules st park, city cat ferry terminal, river walkway-- 5 minutes drive to eat street, DFO, airport, Eagle farm racecourse, Gasworks, the Breakfast Creek Hotel-- 10 minutes drive to Brisbane CBD, James street

**Inspection time:** Please make an appointment first. To book an inspection, you could either give us a call on 0410799088 send me an email : martinhe@atrealty.com.au or click on the "BOOK AN INSPECTION/ REQUEST AN INSPECTION" button and follow the instructions.

**Disclaimer:** In preparing the information of this listing, we used our best endeavours to ensure that the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective buyers should make their own enquiries to verify the information contained herein.