

**31002/2 Harbour Road, Hamilton, Qld 4007**



**Apartment For Sale**

Wednesday, 12 June 2024

31002/2 Harbour Road, Hamilton, Qld 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



Korn Wang

0423452817

## \$475,000 to \$500,000

Experience the epitome of Hamilton living at Riverside Residences, situated within the vibrant Portside precinct. This spacious 1-bedroom apartment offers an unparalleled lifestyle with spectacular, uninterrupted river and city views towards the Brisbane CBD, Mt Cootha, and beyond.

**Apartment Features:**

- Generous Open Plan Design:** The spacious living/dining area is accentuated by floor-to-ceiling double glazed glass, offering expansive Hamilton views.
- Designer Kitchen:** Contemporary design with stone benchtops, mirrored splashback, and quality stainless steel appliances.
- Large Enclosed Balcony:** Perfect for entertaining, the balcony features bi-fold glass windows, allowing you to enjoy the river breeze or close up for a cozy dining experience.
- Spacious Bedroom:** Includes built-in robes and floor-to-ceiling glass to maximize picturesque views.
- Extra Dining/Study Room:** Versatile space ideal for a home office or additional dining area.
- Top Quality Flooring:** Combination of tiles and carpet throughout.
- Ducted Air Conditioning and Ceiling Fans:** Ensuring comfort throughout the apartment.
- Secure Undercover Car Space:** With onsite management and secure entry.
- Building Amenities:** Magnificent Facilities: Huge lap pool, private saltwater pool for residents, BBQ area, and landscaped grounds.

**Total Area:** 60m<sup>2</sup> with 1 car space included.

**Prime Location:** Close to Lifestyle Precincts: Enjoy the riverside lifestyle with proximity to Portside, Brett's Wharf, and Racecourse Road.

**Convenient Access:** Easy reach to the CBD, Airport, and Gateway Arterial.

**Excellent Transport Links:** Close to City Cat terminals, major bus routes, and train stations.

**Local Attractions:** Array of restaurants, cafes, parks, entertainment options, Woolworths, health and beauty studios, gymnasiums, Dendy cinema, and Eat Street.

**Lifestyle Benefits:** State-of-the-Art Riverside Pathways: Bike paths and walkways along Kingsford Smith Drive connecting Hamilton to Teneriffe.

**Highly Sought After Community:** Top-performing state primary schools and easy access to elite private high schools.

**Investment Potential:** A suburb that historically performs well, offering a strong and inclusive community.

**Body corp:** \$94.2 per week approx.

**Council rate:** \$34.6 per week approx.

**Water rate:** \$18.4 per week approx.

This residence is perfect for owner-occupiers, empty nesters, downsizers, or investors. Enjoy a lifestyle that is second to none, with everything at your fingertips. Don't miss this opportunity to own a piece of Hamilton Harbour's finest living.

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