

**41/45-51 Leopard Street, Kangaroo Point, QLD,  
4169**

Place. **P**

## **Apartment For Sale**

Thursday, 1 August 2024

41/45-51 Leopard Street, Kangaroo Point, QLD, 4169

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



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## Exceptional Value in a Premiere Location of Kangaroo Point

Experience the pinnacle of lifestyle and location in this freshly repainted one-bedroom apartment within 'Lana Place', epitomising low-maintenance living within in a dream location. The residence is ideal for first home buyers looking to enter the market or investors looking to add to their portfolio.

Situated on the top floor (4), this residence captures elevated breezes and offers stunning views from an easterly-facing balcony, creating a serene retreat in the heart of the city.

Upon entry, you are welcomed into a light-filled, open-plan living, dining, and kitchen area, bathed in natural sunlight. The air-conditioned living space seamlessly extends to the balcony, providing the perfect spot to relax and unwind. The well-appointed kitchen, featuring a newly renovated benchtop, cabinetry, and splashback. It also includes electric hot plates, an oven, and a rangehood, ensuring a seamless culinary experience.

The generous bedroom, complete with built-in storage, offers ample space for all your belongings. The bathroom is equipped with a shower over a bathtub, a toilet, a vanity, and space for a washing machine, combining convenience and functionality. Throughout the apartment, new light fixtures and blinds enhance both practicality and style. The neutral colour palette exudes a calm and sophisticated ambiance, allowing for easy personalization.

Residents of 'Lana Place' enjoy access to an inviting inground pool and a BBQ area, perfect for entertaining friends and family. The secure complex entry includes an intercom system from the front gate for visitors and a secure basement carpark providing a single car park.

This apartment is ideally located for the sporting enthusiast, with The Gabba just a short walk away. Enjoy being within strolling distance of the Brisbane River, Kangaroo Point Lookout, The Cliffs Boardwalk, and the Mater Private Hospital. The apartment is within walking distance form an array of cafes, restaurants, high quality pubs, parks, public transport (including ferry terminals) all at your doorstep.

Located in a suburb that has experienced consistent capital growth over the last ten years and with the planned infrastructure additions including the pedestrian bridge and future Woolworths, this is a rare opportunity to ensure strong growth for future returns.

Take the next step—call to arrange an inspection today.

### Disclaimer:

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