

50705/37B Harbour Road, Hamilton, Qld 4007

THE AGENCY

Apartment For Sale

Sunday, 30 June 2024

50705/37B Harbour Road, Hamilton, Qld 4007

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 85 m2

Type: Apartment



Megan Jones
0721012250



Andrew Jones
0408826625

For Sale

This furnished unit in the desirable Proximity Apartments on Level 7 provides a great opportunity to make it your own. The unit features modern living spaces with stylish finishes, a spacious balcony, and scenic river views. This 2-bedroom unit is ideally situated in a prime location poised for a \$20 million rejuvenation, transforming it into a vibrant dining and lifestyle hub ahead of the Olympic Games. Designed by leading Brisbane architects, Cootee Parker, 'Proximity Hamilton' draws inspiration from its proximity to the Brisbane River, with a unique design resembling ripples in a flowing stream. The 14-storey building sits adjacent to the Brisbane River, only 6 kilometres from the CBD, offering a secure and convenient lifestyle. Upon entering the unit, you are greeted by an open-plan layout that seamlessly integrates the kitchen, living, and dining areas. The modern kitchen features Bosch appliances, a gas cooktop, double sink, breakfast bar, stone benchtops, and ample drawer and cupboard space. The living area flows effortlessly onto the balcony, ideal for alfresco dining and enjoying the relaxing water vistas. The unit comprises two generously sized bedrooms, both with built-in wardrobes. The master bedroom with picturesque views includes an ensuite and the second bedroom is serviced by a well-appointed bathroom, with a shower over bath, vanity and toilet. Floor-to-ceiling windows and doors throughout the unit provide abundant natural light and stunning river views. Comfort is ensured with reverse cycle air-conditioning in both the living area and main bedroom. Additionally, the unit includes a European laundry and a secure exclusive basement car space with a private storage cage. Residents of the complex benefit from a range of amenities, including a lap pool and sundeck for relaxation, secure bike storage, dual lifts, and a secure foyer entry with intercom. An onsite manager adds to the convenience and security of the living experience. This unit is in a vibrant locale with easy access to Portside Wharf, Racecourse Road, and Eat Street containing diverse dining options, cafes, Dendy Cinema, fitness centres, weekend markets, and an IGA supermarket. The bus and CityCat stop is less than 350 meters away, ensuring quick and easy access to public transportation. Schools such as Hamilton State School, Aviation High School, Brisbane Grammar, St Rita's College, and St Margaret's Anglican Girls School are all within easy reach. The Brisbane Airport is a 15-minute drive away, and the Brisbane CBD is just 12 minutes away. Financials at a Glance: Body Corp fees \$2324 approx. per 4 months (\$6972 per annum, admin, sinking and insurance) Sinking Fund \$1,139,326.17 as at 20 June 24 Tenanted until 10/11/24 at \$650 per week Rental Appraisal \$680 - \$720 per week Council rates are \$480.95 per quarter (investors, less owner occupiers) Furnished (except for lounge and microwave and tenant is willing to sell these if wanted) This turnkey offering presents a unique opportunity to acquire a furnished home or investment property promising a great lifestyle and a lucrative rental potential. Don't miss your chance to live the lifestyle you deserve, or to purchase your investment in this world-class riverfront precinct! Contact Megan Jones at 0439 941 501 to arrange an inspection, or I look forward to seeing you at the open home on Saturday. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein 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 purchasers should make their own enquiries to verify the information contained herein