

5506/331 MacArthur Avenue, Hamilton, QLD, 4007



## Apartment For Sale

Sunday, 18 August 2024

5506/331 MacArthur Avenue, Hamilton, QLD, 4007

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Katie Allan

## TOP FLOOR CORNER APARTMENT - LUXURIOUS URBAN LIVING

PLEASE CONFIRM VIEWING ATTENDANCE VIA [ENQUIRIES@HABITATPROPERTYAGENTS.COM.AU](mailto:ENQUIRIES@HABITATPROPERTYAGENTS.COM.AU)

Enjoy an urban and luxury lifestyle in the highly sought-after suburb of Hamilton. With striking river, city views and mountain views, this spacious two bedroom, one bath, one car apartment offers an unmissable opportunity for those seeking high-end features with upmost convenience.

Situated on the 5th floor of Atria North, this corner apartment boasts expansive views and an abundance of natural light emphasised by its carefully designed open-floor plan, large balcony, and floor-ceiling windows.

On entering the apartment, you will note the entry foyer with its built-in bookshelf, perfect for displaying your treasures and providing a welcoming feel. The open plan lounge, dining and carefully designed kitchen open via sliding doors to your very own, oversized, private balcony and brings the expansive views into every aspect of the property. The kitchen features stone benchtops and European appliances including a gas cooktop, large fridge space, dishwasher, and soft closing doors and drawers. Additional storage has been meticulously incorporated and hidden to ensure an ideal use of space.

Both bedrooms feature built-in wardrobes with high end finishes. The primary bedroom boasts views to the city and beyond, with direct access to the external entertainment space. A stunning bathroom features a wet area with bath and shower, and additional storage hidden behind wall-to-wall mirrors. A separate toilet (with basin) acts as the perfect powder room for guests, and the laundry is conveniently concealed behind integrated doors.

Encapsulated by wooden and modern gloss finishes scattered throughout the apartment, become immersed in Atria's high-end feel with floor-ceiling built-in cupboards and plenty of storage nooks to provide convenience that is hard to beat.

Additional features included intercom access, fly screens on doors from lounge/dining to the balcony, and ducted air conditioning throughout.

Your private balcony has expansive views, and features ceiling fans, lighting and a connection for your gas BBQ - a perfect spot to start and finish each day.

The Atria complex is flawlessly maintained, and features zen-style entrances, a gym, and a swimming pool for resident use. The Atria North and South Complex provide a great community feel and are a pet friendly complex.

Hamilton is a tightly held neighbourhood with all there is to offer, highlighting a strong cafe culture and village-like atmosphere. Walking distance there are both a popular cafe and wine bar/restaurant. With multiple public transport options within walking distance, Atria North is only moments to Portside Wharf, home of the popular Eat Street Markets and borders Ascot and Doomben Racecourses. Alternatively, jump on the City Cat for a short river ride to popular Oxford St Bulimba, Howard Smith Wharves, Eagle Street Pier, Southbank and Brisbane's latest hotspot - the Star Casino Precinct.

Atria boasts an excess of riverside walking and biking tracks, with direct access to Newstead and Teneriffe catchments. If walking's not your style, both north and south bound freeway entrances are located behind the Royal Queensland Golf Course, bordering the Atria precinct with Domestic and International airport terminals less than 10 minutes' drive away.

Highlights include:

Top Floor, Corner Apartment - feels like you have no neighbours

High end luxury finishes throughout

Entry Foyer with built in display nook

Open Plan Lounge Dining Room with floor to ceiling glass, and screens on sliding doors

Modern kitchen with stone benchtop, European appliances, gas cooktop, and dishwasher

Primary bedroom with BIR, direct balcony access and city views

Secondary bedroom with BIR and views to Royal Queensland Golf Course and Brisbane Airport

Modern bathroom with wet area including bath and an abundance of storage

Separate toilet/powder room

Separate concealed laundry

Balcony with gas connection, tap and ceiling fan - and don't forget those views!

Soft closing cabinetry throughout

Ducted air conditioning throughout

Secure parking for one vehicle

Intercom, Gym and Inground swimming pool onsite

Pet friendly complex

Individually water metered and water compliant

Bus and City Cat on your doorstep

Easy access to Gateway Motorway and To CBD

Updated Excellent rental return of \$700-\$750 per week

Tenanted until 22 April 2025 at \$625 per week

BCC RATES \$506.70 per quarter

ADMIN FEE \$1400.00 tri-annually

SINKING FEE \$440.95 tri-annually

SINKING FUND \$374,517.20

(Please note photos of furniture are from previous styling project - the unit the same however)

Call Katie on 0406 422 723 to arrange a time to view this stunning property.