

**601/11 Carriage St, Bowen Hills, Qld 4006**

**Apartment For Sale**

Wednesday, 10 July 2024

601/11 Carriage St, Bowen Hills, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 59 m2**

**Type: Apartment**



Desmond Wu  
0731133909



Molly Ma  
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## Offers Over \$435,000

Buy from the on-site manager (JHT Property Group) and upgrade your lifestyle on King Street the centre of Brisbane's largest urban redevelopment at The Yards. 36 King St, Bowen Hills is our office address.\*\*Cross River Rail Project Undergoing: Expected completion in 2025, with the Exhibition Station 400m away from King St, taking only 4 mins away from CBD!!-Body Corporate Fee about \$5,300 per year, council rate \$480 per quarter, currently tenanted at \$550 per week until 19/09/2024.Enjoy stylish inner-city apartment living within an architecturally striking building, with the added luxury of resort-style pool & 2500m2 landscaped podium.o Natural-light filled living spaceso Quality stone benchtops and Blanco kitchen appliances including 4 burner gas cooktopo Floorboards in living areaso Air conditioning in lounge and master bedroom and ceiling fans throughouto Energy saving lighting and fittingso High speed interneto Undercover outdoor kitchen with teppanyaki hot plate and wood fire pizza oveno Outdoor workout stations and yoga lawno Outdoor big screen TVo Herb gardensLocated just 1.6km from Brisbane's CBD, The Yards is situated in the heart of one of Brisbane's most connected neighbourhoods and vibrant lifestyle, dining and retail precincts.o On the doorstep of Brisbane's newest precinct, King Street, home to our city's hottest destinations including Bavarian Beerhaus, Welcome To Bowen Hills, Montrachet, Kuhl-Cher Coffee, Swill Gin Bar, and everything else from Artisan to Emporium Barbers along with a medical centre.o Entry via Gate 2 at the Ekka directly at your front dooro Access to an array of King Street community events including fitness sessions, cooking classes from local restaurants, barista classes, make-up classes, painting (with wine!), interior design and more!o Less than 500m from Fortitude Valley Train Station (which services all Brisbane train lines including the Brisbane Airtrain)o 15 minutes' walk to 20 bus stops (including Royal Brisbane & Women's Hospital bus interchange) with destinations Brisbane-wideo Connected to bustling pedestrian thoroughfares and cyclewayso 10 minutes' walk to Queensland University of Technology - Kelvin Grove Campuso Within the catchment of highly sought after childcare centre including brand new Guardian Childcare on King StreetPlease do not hesitate to give us a call if you are interested for an offer.\*\*Please note, pictures and floor plans are as close as possible to the unit available, but some access restrictions cause the need to use other photos. The ones advertised should be used as an indication only and any further detail or questions should be sought from the agent.\*\*