

**L13/35 Hercules Street, Hamilton, QLD, 4007**



**Apartment For Sale**

Monday, 28 October 2024

L13/35 Hercules Street, Hamilton, QLD, 4007

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Rohan Banning

## **CORNER APARTMENT AT PORTSIDE!**

1 bedroom, 1 bathroom, 1 basement carpark

Located on level 13, and boasting extensive views from every room, you will appreciate the breezes, views and modern feel of this stunning apartment that offers you low maintenance living within a secure and very convenient location!

Currently in the letting pool, that lease can be renewed or you can choose to move in and call it home at a time that suits you!

Our seller is motivated and has asked us to encourage offers from serious buyers.

PLEASE NOTE: Full walk through video and 3D tours are available on this home for you to view online.

- Corner apartment with only one direct neighbour
- 1 oversize bedroom with mirror door built in robes
- 1 modern bathroom
- Open plan living and dining
- Modern, fully equipped kitchen
- Internal laundry
- Split system air-conditioning
- Secure complex with intercom access
- 1 exclusively allocated basement car space
- Quality fixtures and fittings throughout
- Rent through hotel pool or live in options available
- Resort style outdoor facilities including a communal BBQ and pool area on Level 3, including a gym.
- Short stroll to the river walk, city cat terminal
- Located within the Portside shopping precinct and cinemas

The living space within the apartment is comfortable and combined with a well appointed kitchen with ample storage options.

This area flows to the outdoor balcony through stacking glass sliders, and enjoys cooling breezes and magnificent views across Brisbane (there's even a City and river view looking back from the kitchen area!)

The bathroom is located off the main area, nearby the bedroom and includes a large walk in shower with full glass shower screen, feature vanity and toilet.

There is also a laundry space behind cupboard doors within the bathroom and lots of handy storage cupboards.

Size is everything when it comes to the bedroom, it's a great size and features a wall of mirror door built ins, split system air-conditioner, and a ceiling fan.

The apartment also includes access to the outdoor entertainment facilities within the complex including large swimming pool, communal BBQ area and gymnasium.

Convenient features of the location include:

- 6 kilometres to Brisbane CBD
- 5 kilometres to Brisbane's international and domestic airports.
- Minutes walk to historic Eagle Farm Racecourse.

- Walk to Racecourse Road's famous cafés and boutiques
- 3 leading edge fitness centres and gyms.
- Medical Centre and Dental Surgery.
- Opposite lush parklands, sports fields and children's playgrounds.
- Neighbouring the Royal Queensland Golf Course.
- Easy walk to two CityCat Terminals - Bretts Wharf and Northshore Hamilton.
- Situated between Queensland's two largest employment and technology hubs - the Brisbane CBD and Australia Trade Coast - and neighbouring KSD1 and Brisbane Technology Park.
- Your choice of major supermarkets - Woolworths, Coles and IGA - all within a few minutes walk