

**5/45 Wharf Street, Kangaroo Point, Qld 4169**



**Studio For Sale**

Wednesday, 10 July 2024

5/45 Wharf Street, Kangaroo Point, Qld 4169

**Bathrooms: 1**

**Parkings: 1**

**Area: 39 m2**

**Type: Studio**



Jim Fraser  
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## Awaiting Price Guide

Located in the boutique River City Gardens complex, this one bedroom apartment boasts a light filled position with all the essential elements to make an appealing first home or solid performing investment in a prime inner city pocket. Boasting a slick compact layout filled with natural sunlight, this apartment features open plan living spaces, finished with brand new carpet flooring. The open plan living areas encompass an impressive fully functional kitchen with electric stovetop and rangehood, oven and ample cupboard/bench space. Stepping outside on the patio, providing a great extension of the interior living space, this idyllic setting is perfecting for unwinding after a long day or hosting intimate gatherings. The bedroom space is of great proportion featuring built in wardrobes and easy access to the main bathroom displaying floor to ceiling tiling, shower and toilet. Complete with secure parking for one car. This apartment is the perfect entry into the market for first-home buyers, investors or downsizers who are searching for low maintenance living whilst being surrounded by great lifestyle options. Body corporate contributions: \$4,270p p.a. Council rates: \$2,000 p.a. (Approx) It is hard to find a better location, the Cross River Rail already under construction, and just moments away the underway Green Bridge from Kangaroo Point to the city, this is an area on the move. Kangaroo Point is an upscale inner-city peninsula paradise, surrounded by water and parklands. Transport needs are serviced by ferries, City Cats, buses with quick access to the Clem Jones tunnel, South East Freeway and Story Bridge. Entertainment is supplied by the Jazz Club, Story Bridge Hotel and the Gabba! The area boasts many high-quality restaurants and cafes, all within walking distance. Those who reside in Kangaroo Point enjoy the benefits of an inner-city lifestyle in a peaceful setting without the hustle and bustle. Strong demand exists for both rentals and sales in this exclusive premier location.