

**102/232 Wellington Road, Kangaroo Point, QLD,
4169**

Place. 

Unit For Sale

Thursday, 24 October 2024

102/232 Wellington Road, Kangaroo Point, QLD, 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit

Over 136sqm of north east living - the largest courtyard apartment, now available in Valencia Residences

With the ideal northeast aspect, Residence 102 is the perfect option. A rare layout for two-bedroom apartments offering generous separation, with bedrooms at opposite sides of the apartment.

Unique secure access straight into the courtyard from the street, you are greeted with the spacious courtyard, which wraps from one end of the residence to the other. Entertaining outdoors year-round is a possibility with the covered entertaining area in addition to the courtyard. Moving inside the residence you are welcomed with neutral tones, 2.7m high ceilings, open plan layout with glass across the whole frontage, allowing for an abundance of natural light.

A high-quality modern kitchen is at the centre of the residence, with an island bench, European appliances, gas cooktop and feature timber joinery. Separate from the kitchen and located at the entry to the apartment is the study nook, laundry and further storage.

The residence boasts essentially two generous sized bedrooms separated by the living area – both with access to their own bathrooms. The bedroom on the eastern side of the residence has mirrored robes and has sliding doors directly onto the balcony. This bedroom has access to the main bathroom with plenty of storage, under bench and behind the mirror as well as a bath. The bedroom on the northern side of the residence features a generous mirrored robe with ensuite.

Location in the renowned 'Valencia' building developed and managed by Aria Group, the building offers a lifestyle that few others are afforded in similar complexes. With extraordinary views up and down the Brisbane River, the Rooftop Residences Club includes an infinity-edge swimming pool, a private dining room, barbecue facilities, luxurious daybeds, a private theatre, a fitness centre, a children's playground and on the ground floor it includes a wine cellar. Whether this property is one for you to live in or own as an investor, Aria Group own the management rights, ensuring that the building maintains a high standard in terms of services, quality and cleanliness. Enjoy having fresh fruit in the morning in the lobby, local newspapers delivered or your own bike to use to ride to local cafes and restaurants.

Valencia apartments is located in the inner-city suburb of Kangaroo Point, less than 5 minutes or 800m to the Brisbane CBD. In a moments' walk, you can be at the Mowbray City Cat, picking up groceries at the local IGA or collecting a morning coffee from the café. Kangaroo Point also has access to the Clem 7 tunnel allowing you to be at the Brisbane Airport in less than 12 minutes or to the Gold Coast in less than 45 minutes.

Enquire today to book your private inspection.

Disclaimer

This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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