

# 1117/16 Hamilton Place, Bowen Hills, Qld 4006

## Unit For Sale

Wednesday, 3 July 2024

1117/16 Hamilton Place, Bowen Hills, Qld 4006

Bedrooms: 2

Bathrooms: 2

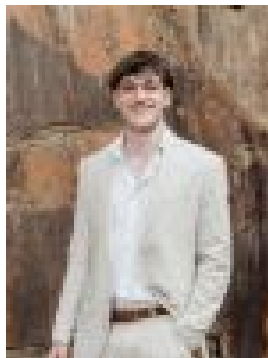
Parkings: 1

Area: 81 m2

Type: Unit



Mary Buchan  
0731100830



Joshua McMillan  
0448254552

## Sale By Negotiation

Discover the charm of urban living in this spacious Chelsea apartment, now vacant and ready for you to move in. This delightful residence offers an ideal blend of comfort, style, and convenience. Step into the bright, open-plan living area, where natural light floods through sliding doors, inviting refreshing breezes. The large enclosed balcony is perfect for morning coffee or evening relaxation, basking in the warm sunlight. A second, private balcony offers a serene retreat, ideal for quiet moments or personal relaxation. The functional kitchen features elegant stone bench tops, gas cooking, a dishwasher, and a built-in microwave. The apartment includes two spacious bedrooms, each equipped with built-in wardrobes, ceiling fans, and ducted air conditioning, ensuring your comfort year-round. An additional study nook provides a perfect space for a home office or study area. This charming residence also boasts a modern bathroom and a luxurious ensuite, both featuring stone vanities and large showers. The secure gated complex includes a dedicated car space and a spacious storage unit conveniently located next to the apartment. **Notable Fees:** Body Corporate - \$1,333 p.q. approx. Brisbane City Council - \$480 p.q. approx. Utilities - \$350 p.q. approx. Rental Appraisal - \$675-\$700 per week. Situated just 2km from the CBD, this apartment offers unbeatable convenience in Bowen Hills. You'll have the RNA Showgrounds right at your doorstep, the Royal Brisbane and Women's Hospital (RBWH) nearby, and the vibrant Fortitude Valley just a stone's throw away. Enjoy easy access to the trendy shops and dining options on James Street, as well as seamless connectivity to the M1 for northbound and southbound travel. Plus, with Newstead's lively precincts and Gasworks Plaza within reach, everything you need is right here. Experience the finest in urban living—schedule your viewing today and make this charming Chelsea apartment your new home.