

**2103/25 Anderson Street, Kangaroo Point, QLD,
4169**



Unit For Sale

Friday, 30 August 2024

2103/25 Anderson Street, Kangaroo Point, QLD, 4169

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Unit

Ideal east-facing riverfront residence

Offering proximity to the heart of Brisbane's CBD and access to resort-style facilities, this three-bedroom apartment is set within the renowned Yungaba complex, which offers over 3,000sqm of private riverfront parklands and direct riverwalk access. Only metres from Captain Burke Park's scenic riverwalks and the Holman Street Ferry Terminal, this immaculate property promises to elevate your lifestyle with its elegant interiors, incredible entertainment options and stunning outlook.

Three-bedroom riverfront residences like these are a rare find, with Residence 2103 also ideally situated on the northeast corner of the complex, offering seamless access to the gardens and river.

Sleek and refined, the residence showcases oak timber floors, integrated joinery and a timeless neutral colour palette. Full-height glass invites natural light to flow throughout the apartment, while also highlighting the breathtaking vista.

Perched above mature gardens and looking out to the sparkling Brisbane River, a spacious open-plan living and dining area greets you upon entry. Ensuring superb indoor-outdoor connection, large glass sliding doors open out to a covered balcony featuring mesmerising views and plentiful entertainment space. Here, spend time with loved ones, share an al-fresco meal or toast the sunset in style.

Entertainers and gourmands alike will also appreciate the property's sensational kitchen, which displays ample cupboard storage both above and below travertine benchtops. A suite of premium Miele appliances includes a gas cooktop, a built-in microwave, wine fridge and dishwasher. Additionally, a multitude of acclaimed restaurants and cafes are essentially right on your doorstep.

Providing a luxurious retreat for residents, an ensuited master bedroom encompasses a walk-in robe. The attached ensuite includes travertine tiles and benchtops, double basins and behind-mirror storage, plus drawers of storage below. From the master bedroom you enjoy northern and eastern views out to the river.

There are also two additional bedrooms boasting built-in robes, plus a well-appointed main bathroom and a separate powder room.

Complete with rare secure parking for two cars and an internal laundry, the apartment also benefits from brilliant storage and ducted air-conditioning. Positioned amongst 3,000sqm of manicured gardens, the complex includes a 20-metre infinity lap pool, an outdoor terrace, barbecue amenities, gym and direct access straight out to the riverwalk.

Close to the new Kangaroo Point Pedestrian Bridge and Kangaroo Point Cliffs Park's popular lookout, this spectacular property is near the fashionable Howard Smith Wharves, James Street and Eagle Street Pier precincts. The soon-to-be-completed Cross River Rail Woolloongabba station, the iconic Gabba Cricket Grounds and the northern Brisbane-bound Clem 7 Tunnel are minutes away.

Falling within the East Brisbane State School and Coorparoo Secondary College catchment areas, this exceptional residence is also a short distance from All Hallows' School, Saint Joseph's College and Sommerville House. QUT's Kelvin Grove and Gardens Point campuses are easily accessible from this address, as are UQ's Saint Lucia and TAFE Queensland's South Bank campuses. Do not miss this exclusive opportunity – call to arrange an inspection today.

Additional Information

Body Corporate Contributions

Admin fund: \$2,072.37 approx. paid 3 times a year

Sinking fund: \$782.16 approx. paid 3 times a year

Insurance: \$815.95 approx. paid 3 times a year

Total Contributions: \$3,670.48 approx. paid 3 times a year

Council Rates: \$521.80 approx. per quarter

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