

409/35 Hercules Street, Hamilton, Qld 4007



Unit For Sale

Saturday, 29 June 2024

409/35 Hercules Street, Hamilton, Qld 4007

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 60 m2

Type: Unit



Malcolm Li

0450336320

For sale

Seekers of a prime investment, low-maintenance inner-city pad or a "lock and leave" lifestyle, this one is for you. Positioned in a desirable Hamilton enclave adjacent to Portside Wharf, this 4th floor apartment promises modern comfort and convenience in "Alcyone". Enhanced by neutral-toned interiors, enjoy an open plan kitchen, living and dining area that flows onto a south-facing balcony – perfect for alfresco drinks. Functionality and style continue in the queen-sized bedroom, equipped with a built-in robe, while the study (integrated with a built-in desk, shelving and storage) is a handy extra. A contemporary bathroom also features, plus residents can take advantage of onsite amenities including a gym, pool, and BBQ area. And although you have one secure car park allocated, this location places you at the epicentre of urban entertainment. When you're not sampling the waterside shopping, dining and leisure at neighbouring Portside, stroll 600m to connect with tree-lined Racecourse Road, hosting a bustling array of cafes, restaurants, bars and boutiques. With Hercules Street Park and extensive riverside pathways close by, it's easy to stay active, plus public transport is plentiful, including the CityCat Ferry terminal 700m away. Should you need to travel further afield, benefit from easy access to major arterial roads plus close proximity to Brisbane International and Domestic Airport and the CBD. Don't miss the opportunity to capitalise on this lifestyle opportunity in a sought-after setting. Arrange an inspection today. Property Specifications:

- Executive 4th floor apartment in a vibrant and desirable Hamilton enclave
- "Alcyone" complex boasts a prime location, adjacent to Portside Wharf
- Flexibility to embrace a low-maintenance inner-city or "lock and leave" lifestyle
- Robust investment potential with long or short term rental options
- Easy-care 60m² floor plan enhanced with neutral-toned, contemporary interiors
- Open plan kitchen, living and dining area connects with a south-facing balcony
- Kitchen includes gas cooking and a breakfast bar
- Queen-sized bedroom with built-in robe
- Study with handy built-in desk, shelving and storage
- Stylish bathroom with abundant storage
- Communal amenities include a gym, pool and BBQ area
- One secure car park
- 100m to waterside shopping, dining and entertainment at Portside Wharf
- Opposite popular Hercules Street Park, with easy access to extensive riverside pathways
- 600m walk to tree-lined Racecourse Road, hosting a vibrant array of cafes, restaurants, bars and boutiques
- 700m to Brett's Wharf CityCat Ferry terminal
- Under 2km to Eagle Farm and Doomben Racecourses, 3km to Royal Queensland Golf Course
- 5.5km to Brisbane International and Domestic Airport, 6km to the CBD
- Easy access to major arterial roads for seamless commuting