

**4504/15 Anderson Street, Kangaroo Point, Qld 4169**

Place. 

## Unit For Sale

Thursday, 4 July 2024

4504/15 Anderson Street, Kangaroo Point, Qld 4169

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 72 m2**

**Type: Unit**



**Annabelle O'HARE**

0418884734

## For Sale

Boasting a sought-after position at the very tip of Kangaroo Point's peninsula, this immaculate residence offers an unrivalled riverside location and a superb lifestyle. Located in the boutique and modern complex of Affinity, this 72m<sup>2</sup> residence showcases river views, from an elevated position on level five and is surrounded by scenic boardwalks, only minutes from Brisbane's CBD. Thoughtfully designed, the apartment features sleek tiled floors for ease of maintenance, full-height glass for ample natural light, and a fresh neutral colour palette. This exceptional one-bedroom apartment provides a light-filled space that invites relaxation and effortless entertaining, with a spacious open-plan living and dining area that opens onto a generous covered balcony. Unlike most one-bedroom apartments, this residence boasts a large second room that can be utilised as a multiple purpose room, large study or temporary bedroom for guests. The wrap-around entertainer's balcony, with its North-East aspect, captures never-to-be-built-out views of the sparkling Brisbane River and Yungaba House. This exceptional alfresco area is complete with sliding privacy screens, creating the perfect space for sunset drinks, a BBQ and leisurely lunches with friends and family. The modern kitchen is equipped with all the essentials for preparing a delicious meal. The functional floor plan showcases stone bench benchtops, quality Bosch appliances, including a gas cooktop, Bosch oven and a sleek architectural design to ensure additional storage throughout the apartment. The residence includes a sizeable master bedroom with a well-appointed ensuite showcasing floor-to-ceiling tiling, and a frameless shower. Other notable details include ducted air-conditioning, downlights, sheer curtains and an upgraded intercom. Along with secure parking for one car and lift access, residents will appreciate the complex's first-class 20-metre infinity lap pool, barbecue facilities, gym, on-site management, ample visitor car parking and private access to 3,000 square meters of heritage-listed parklands. Primely situated next to the riverwalks, you can enjoy a stroll to Captain Burke Park or an array of cafes and restaurants including the Story Bridge Hotel, Sealegs Brewing, French patisserie and the Jazz Club. Located just 350 metres from Holman Street Ferry Terminal, you can quickly be transported to Howard Smith Wharves or Eagle Street Pier to enjoy the best of Brisbane's restaurant and bar scene or shopping in the CBD. Positioned in a suburb that has experienced consistent capital growth over the last ten years and with planned infrastructure additions including the soon-to-be-completed pedestrian bridge, connecting Kangaroo Point directly to the CBD, future Woolworths and Cross-River Rail development, this is a rare opportunity to ensure strong growth for future returns. Take the next step – call to organise an inspection today. 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. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.