

**6/55 Thorn St, Kangaroo Point, QLD, 4169**

**Unit For Sale**

Tuesday, 3 September 2024

6/55 Thorn St, Kangaroo Point, QLD, 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



Michael Vonder

## **Seller's clear instructions. SELL NOW!!!!**

Owner's clear instructions. Must be sold now!!

Impeccable apartment living with resort-style facilities. Unprecedented access to inner city lifestyle options. Rare living or investment opportunity!

This stunning 2x bedroom, 1x bathroom, 1x car space apartment boasts a private, spacious and open plan 104m<sup>2</sup> layout and is set in a corner position in sought-after Shafston Towers in Kangaroo Point. The complex offers resort-style facilities, including a sparkling palm-fringed pool and spa, a BBQ area, manicured gardens, and a full-size tennis court.

Nestled on a secluded street just off Shafston Avenue and Wellington Road, it offers a calming retreat in an enviable inner city location without the noisy hustle and bustle. It's also in impeccable condition, and perfect for professionals, growing families or shared living arrangements.

Kangaroo Point is an upscale peninsula paradise surrounded by water and parklands, including Mowbray Park with its expansive green spaces inviting you to linger over a BBQ lunch as you soak up the picturesque views of the Story Bridge and the CBD on the horizon. It is close to schools, a short bus ride or drive to Brisbane's major road networks, and has easy access to ferry and City Cat services ensuring commuting is stress-free. The Kangaroo Point Green Bridge is also near completion, so adds another option for city access with the benefit of a home-to-work morning walk to enhance your energy for the day ahead.

Outside of work, there are also plenty of entertainment options nearby, including the Brisbane Jazz Club, the Story Bridge Hotel, the Gabba, South Bank, Eagle Street Pier, and world-class Queen's Wharf Brisbane. This \$3.6 billion entertainment precinct will boast a host of attractions and cultural, culinary and entertainment hot spots, and the first phase has just opened. Unforgettable experiences await you!

Modern fixtures, cabinetry, lighting, flooring and appliances feature throughout this urban haven, and it oozes contemporary style and a light, bright and airy ambiance. Air conditioning and ceiling fans also ensure year-round comfort. Superbly presented, the layout is also carefully considered, with a generous living and dining space, as well as privacy-focused bedrooms.

An open plan living area has large format tiles for cool comfort underfoot in summer (add a plush rug and winters will be equally comfortable), and ample space for a large couch and a big TV for binge watching on weekends. A casual dining area sits adjacent to the kitchen, which is a cook's delight with its dishwasher, pantry, electric cooktop and oven, island bench, and lots of gleaming cabinetry. Storage and meal prep will be a breeze here!

The two bedrooms feature plush carpeting with practical built-ins and aesthetically leafy outlooks. The main retreat enjoys a prime position at the front of the apartment, and has floor-to-ceiling windows and access to the balcony. The second bedroom is also strategically positioned for privacy, and both offer seamless access to the main bathroom which is generous in size and has a shower-over-bath and a laundry.

Floor-to-ceiling sliding doors open out onto the balcony, which has a lovely urban aspect overlooking residential Thorn Street. This is the perfect spot to enjoy a morning brew or an evening drink as you watch the world go by beneath a glowing sunset. This is a rare opportunity to secure a home that offers all the benefits of urban oasis combined with the supreme privacy and security of apartment living.

Location-wise, it is close to schools, entertainment precincts, public transport, medical facilities, restaurants, cafes, the CBD, retail precincts, major road networks - this area has it all!

## **BUILDING FEATURES**

- Resort-style pool and spa, full-sized tennis court, BBQ area.
- Secluded street off Shafston Avenue and Wellington Road.
- Secure intercom access, secure undercover car park, ample visitor parking.
- Air conditioning open plan living area, casual dining area.
- Kitchen with dishwasher, pantry, island bench, and modern appliances.
- 2x bedrooms, both with built-ins and leafy outlooks.
- Bathroom with bath/shower combination and laundry.
- Balcony with urban aspect.

#### SUBURB FEATURES

- A short drive or bus ride across the Story Bridge onto major motorways.
- Close to schools including East Brisbane State School, Anglican Church Grammar School (Churchie) All Hallows School, Shafston International College, Somerville House School.
- Minutes from Kangaroo Point Green Bridge for CBD access.
- Minutes from the Mater Hospital and St Vincents Private Hospital.
- Close to The Gabba Central Shopping Centre and the Queen Street Mall.
- Close to Raymond Park, Mowbray Park, and Kangaroo Point Cliffs.
- Walk to local shopping and medical centre.
- Minutes from train, bus and ferry public transport.
- 10-minute drive to CBD.
- Close to Brisbane Jazz Club, Story Bridge Hotel, the Gabba, South Bank, Howard Smith Wharves, Eagle Street Pier and Queen's Wharf.

Contact Michael Vonder for further information or to book a private inspection.

In Room Auction Saturday 21st September 12.00pm - 15 Harries Road, Coorparoo