

9/41 Racecourse Road, Hamilton, QLD, 4007



Unit For Sale

Monday, 23 September 2024

9/41 Racecourse Road, Hamilton, QLD, 4007

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Unit



Vanessa Harte

0422426373

Ascot Courtyard Unit

Auction, Wednesday 9th October at 5:30pm | In-Rooms at Ray White Ascot

Welcome to the epitome of lifestyle at the exclusive Warraby Apartments on Racecourse Road. Nestled in a prime location at the rear of the complex, this impeccable 2-bedroom, 2-bathroom residence exudes elegance and charm. Situated within a small boutique complex, it offers a rare blend of privacy and convenience.

Step inside to discover an open plan lounge and dining area that flows seamlessly to the rear tiled courtyard. Freshly painted with new carpets that are complemented by air conditioning to ensure year-round comfort. The modern kitchen boasts caesarstone benchtops, and ample cupboard space, perfect for culinary enthusiasts and entertainers alike.

The master bedroom offers a peaceful escape with its ensuite bathroom, and spacious robe, ensuring comfort and privacy. The second bedroom, generously proportioned, is ideal for guests or as a home office, providing versatile usage options. Both bedrooms have access to the courtyard via sliding doors. The main bathroom features a combination bathroom and internal laundry.

Outside, enjoy the luxury of an exclusive use courtyard providing serene outdoor spaces for relaxation or alfresco dining. Parking is a breeze with parking for 2 cars, ensuring both convenience and security..

Key features:

- * Prime location in in the Racecourse Road Precinct
- * Contemporary design in a small boutique complex
- * Master bedroom with ensuite
- * Generously sized second bedroom
- * Open plan lounge and dining flowing out to the courtyard
- * Modern kitchen with caesarstone benchtops and ample cupboard space
- * Main bathroom with combination bathroom/ laundry
- * Exclusive use courtyard with Eastern aspect
- * Lock-up garage with remote access
- * Secure entry to complex
- * New carpets and shear curtains; Freshly painted throughout
- * Security screens to all doors

Additional information:

- * Boutique complex of 14 units
- * Built in 2003 Body Corporate fees approximately \$1489.74 per quarter (approx)
- * Sinking Fund Balance at 15 August 2024 - \$87,537.56
- * Brisbane City Council Rates approx \$506.71 per quarter

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