



Unit 10603/ 8 Harbour Rd, Hamilton



## Fantastic Entry Level Property - Ideal For An Investor Or First Home Buyer

Hamilton Harbour Residences is in a premium location in the heart of Hamilton. With its amazing location near the river and city views this lovely apartment has cool breezes, a prestigious Hamilton Harbour address and interiors, you couldn't find a better location than this wonderful riverside apartment. Enjoy the city life, the practicality of this location and lovely walks along the river.

Stylishly designed and with convenience at your fingertips, it's clear to see why Hamilton apartments are so popular for city living and investment. Unmatched in lifestyle location and set upon the 6th floor.

Apartment 10603 is located on level 6 and faces the NE and offers Suburban views across to the river mouth and east to Portside Wharf. A large tropical pool and heated spa form the centre piece of this complex. Multiple outdoor BBQ facilities add to the friendly lifestyle feel of this location.

The modern galley-style kitchen with neutral white palate allows you to add your style and a black feature wall to add some flare. The kitchen has a stone bench-tops, a stove top and dishwasher.

The balcony is fully enclosed and can be opened and closed also to you liking. What a great little spot to sit in the summer or winter to enjoy a glass of your favourite beverage and contemplate the day. The windows are tinted. Open the windows to enjoy the breeze or close it up yet still be able to keep warm yet see the city's lights.

Apartment features:

- 1 spacious bedroom
- 1 separate bathroom

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**Price** \$285,000+ Offers  
**Property Type** Residential  
**Property ID** 220  
**Floor Area** 53 m2

### Inspection Times

Sat 29 Jan, 10:30 AM - 11:00 AM

### Agent Details

Mario Nagy - 0422 441 611

### Office Details

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- 6th floor location
- Floor to ceiling glass window and doors
- Kitchen with stone benches, quality fixtures and gas cooking
- Fully air-conditioned as well as ceiling fans
- Generous balcony/sunroom with closable bi-fold windows
- Building facilities include heated lap pool, spa and BBQ area
- Currently tenanted for \$290 per week until 18th April 2022
- Council rates approximately \$411.65 per quarter (\$1,646.50 per annum)
- Body corporate fees approximately \$804.57 per quarter (\$3,218.28 per annum)

Location Features:

- 6 kilometres to Brisbane CBD
- 5 kilometres to Brisbane's international and domestic airports
- Walk to Racecourse Road's famous cafés and boutiques
- Opposite lush parklands, sports fields and children's playgrounds
- Easy walk to two CityCat Terminals - Bretts Wharf and Northshore Hamilton
- Your choice of major supermarkets - Woolworths, Coles and IGA - all within a few minutes' walk

Contact Exclusive Agent Mario Nagy today on 0422441611.

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