

**2092/16 Hamilton Place, Bowen Hills, QLD, 4006**

**Apartment For Sale**

Thursday, 21 November 2024

2092/16 Hamilton Place, Bowen Hills, QLD, 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Modern Living in Prime Location

Experience the perfect combination of convenience and lifestyle at Chelsea Residences, ideally located just 2km from Brisbane's CBD. This stunning apartment boasts a coveted north-facing aspect that captures breathtaking panoramic views.

Step inside to discover an open-plan living area that flows effortlessly onto the alfresco balcony, equipped with bi-fold glass windows for a versatile indoor-outdoor experience. The apartment is fitted with ducted air conditioning and ceiling fans in all rooms, ensuring comfort year-round. The contemporary kitchen is equipped with stone bench tops, gas cooking, a dishwasher, and a built-in microwave.

The spacious bedroom includes a built-in wardrobe, fan, while an additional study nook offers extra space for a home office or study. The modern bathroom features a stone vanity and a large shower. Completing this wonderful home is a secured car space. With its near-new condition, this home is ready to impress with its contemporary finishes and low-maintenance lifestyle.

### Notable Fees:

Body Corporate: \$1,138 p.q. approx

Brisbane City Council: \$506 p.q. approx

Utilities: \$293 p.q. approx

Currently Tenanted: \$500 p.w

Rental Appraisal: \$550-\$600 p.w

Storage Cage included! (not on floorplan)

Chelsea Residences offer resort-style facilities to enhance your living experience, including two rooftop terraces with BBQ areas, a pool, a gym, CCTV security, and onsite management. Visitor parking adds further convenience, making it easy to entertain guests. The super-fast NBN connection ensures seamless internet access, perfect for remote work or streaming.

The location is unbeatable, with cafes, restaurants, and parks just a short stroll away at the Gasworks lifestyle precinct. You'll have the RNA Showgrounds right at your doorstep, the Royal Brisbane and Women's Hospital (RBWH) nearby, and the vibrant Fortitude Valley just a stone's throw away. Enjoy easy access to the trendy shops and dining options on James Street, as well as seamless connectivity to the M1 for northbound and southbound travel. With public transport at your doorstep, including the Bowen Hills train station and nearby bus stops, this property offers unparalleled accessibility to Brisbane's best attractions.

Don't miss your chance to secure a modern, low-maintenance apartment in a vibrant and convenient location. This property is an exceptional opportunity for those seeking a premium lifestyle or a smart investment.