

**63/40 Ramsgate Street, Kelvin Grove, QLD, 4059**

Place. **P**

## **Apartment For Sale**

Wednesday, 18 December 2024

63/40 Ramsgate Street, Kelvin Grove, QLD, 4059

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Alan Woo

## Rare and Highly Sought-after 3 Bedroom, 2 Carpark Apartment in the heart of Kelvin Grove

Offering a private and modern lifestyle in an unbeatable location, this oversized three-bedroom apartment at the much sought after Theodore Apartments is a fantastic buy. The thoughtful, open plan layout promotes ultimate use of space with tons of natural lighting exuding through the property.

### Apartment Features:

- Total area of 119sqm (excl. carpark and storage).
- Located on level 7.
- Tandem carpark for 2 vehicles plus storage cage.
- Master bedroom is very spacious and includes a ceiling fan and split system reverse cycle air conditioning unit, wardrobe and direct access to the balcony.
- Other two bedrooms also have ceiling fans and air-conditioning as well as wardrobes.
- Light filled open plan living and dining space, opening up to the large balcony.
- Modern design kitchen includes elevated stone benchtop, and stainless-steel appliances.
- Two modern bathrooms with an en-suite to the master bedroom.
- Common bathroom has a bathtub.
- Separate laundry area and plenty of storages with numerous linen cupboards.
- Onsite management and security access.

Disclaimer: Please note that furniture have been digitally added to the internal of the apartment after photography has been undertaken.

### Complex Features:

Theodore Apartments is an architecturally designed complex built to embody and reflect the Queensland lifestyle. Made up of 69 apartments, the building includes a swimming pool and an expansive barbeque and relaxation area with two levels of secure basement parking and entrances, also includes storage cages. This is a secure building, with intercom access from the front door and basement.

### The Location:

Kelvin Grove has become a popular suburb for a range of people wishing to live close to Brisbane City, Queensland University of Technology (QUT), Kelvin Grove State College (ranked top 5 in Brisbane) and the Royal Brisbane Hospital. Located less than 2.5km northwest of Brisbane's CBD, it is a hilly and pretty suburb. It has experienced good growth in median house prices over the past five years as buyers have taken advantage of the suburb's proximity to the city.

It is walking distance to Victoria Park, the largest inner-city greenspace, with 64 hectares of open space, perfect to have a picnic, kick the footy, climb trees, have a game of putt putt or walk your four-legged friends. With the 2032 Olympics now officially confirmed, this is also an outstanding opportunity to live in the heart of Herston and only 8mins drive from the CBD and benefit from future capital growth.

Kelvin Grove has had an infrastructure boom over the last 8 -10 years with the development of the Kelvin Grove Village. The village is home to many shops, cafes, restaurants and a Woolworths. The Village is also the site of the weekly Kelvin Grove Farmers markets - a popular attraction of the suburb. Well serviced by buses with easy access to the city along Kelvin Grove Road and other major roads, Kelvin Grove will continue to attract residents and tenants.

Alan makes buying real estate simple and stress free, so call Alan today to arrange an inspection to view this amazing home.

**\*\*Disclaimer\*\***

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