

**706/41 Ramsgate Street, Kelvin Grove, QLD, 4059**



## **Apartment For Sale**

Thursday, 21 November 2024

706/41 Ramsgate Street, Kelvin Grove, QLD, 4059

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Joe Hawes

0405045381

## MODERN URBAN VILLAGE LIFESTYLE with CITY VIEWS

OPEN INSPECTION: PLEASE MEET IN THE QUEST LOBBY AT 2:00PM SHARP ON SAT 23 NOV. THANK YOU.

Located within a short stroll of the vibrant Kelvin Grove Urban Village and Queensland University of Technology (QUT), this modern "Cinque" apartment is instantly appealing. Boasting a mesmerising Brisbane City skyline view day and night, plus contemporary style with a smart open plan layout, this desirable property ensures comfort and practicality for years to come for the owner-occupier, or a solid rental return for the astute investor. Cinque residents enjoy quality resort-style facilities with swimming pool, BBQ area and gymnasium. The city-fringe location puts residents conveniently close to QUT, Kelvin Grove State College, village shops and cafes, amenities, bus terminal and commuter corridors, only 2.5km from Brisbane CBD.

Located on level 7 of the Quest Kelvin Grove building, Apartment 706 features:

- \*Spacious open-plan living, practical flowing design, drenched with natural light
- \*Stacker doors open to east-facing balcony with impressive city skyline and district views
- \*Air conditioning, quality appointments, good study space, very clean, furniture is negotiable
- \*Quality kitchen with gas cook top, range hood, oven, stone bench tops, dishwasher
- \*Large master bedroom with air conditioning, mirrored built-in-robe, also with views
- \*Quality bathroom with large shower and European laundry, clothes dryer included
- \*Quiet location; secure, pet-friendly complex with intercom access and onsite management
- \*Cinque Apartments are for residents only (not hotel guests), with full use of Quest facilities
- \*Beautifully maintained Quest facilities include sparkling pool, BBQ terrace, and gym
- \*Street parking permit is available from Brisbane City Council for eligible residents
- \*Walk to village, shopping, cafes, QUT, transport corridors, bus terminal, amenities, 2.5 km to CBD
- \*Offering a modern and fabulous city-fringe lifestyle for the owner-occupier, or an ideal investment.

The Location:

Kelvin Grove Village offers a convenient, vibrant cafe lifestyle... an ideal location for those seeking to live close to Brisbane City, Kelvin Grove State College, Queensland University of Technology (QUT) and the Royal Brisbane Hospital. The village is home to a variety of shops, cafes, restaurants and Woolworths. The Village is also the site of the weekly Kelvin Grove Farmers Markets every Saturday - a popular attraction. Well serviced by buses with easy access to the city along Kelvin Grove Road and other major roads, Kelvin Grove is a very desirable location to live for owners and tenants alike.

With the 2032 Brisbane Olympics now confirmed, this is an outstanding opportunity to own and invest in Cinque, one of the most popular complexes in Kelvin Grove. Located only 8 minutes from the CBD and short walking distance from the Victoria Park, Roma St Parklands and Suncorp Stadium, future capital growth is all but assured.

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE ENQUIRY FORM ON THIS WEBPAGE. THANK YOU.

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