

2308/25 Anderson St, Kangaroo Point, QLD, 4169

Place. **P**

Unit For Sale

Tuesday, 26 November 2024

2308/25 Anderson St, Kangaroo Point, QLD, 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



Annabelle O'HARE

0418884734

Luxurious Riverside Living in Kangaroo Point's Yungaba Precinct

Nestled on the third floor of the prestigious Promontory building within the heritage-listed Yungaba precinct, this stunning 104sqm apartment offers a perfect blend of sophistication and practicality. Boasting uninterrupted Brisbane River views and set amid 3,000m² of meticulously maintained gardens, this property provides a lifestyle of unmatched elegance and tranquillity.

The thoughtfully designed floor plan maximizes space and natural light, complemented by a neutral colour palette that enhances the apartment's timeless appeal. Sleek tiled flooring throughout provides excellent temperature control and low-maintenance living, ensuring year-round comfort and style.

The open-plan living and dining area flows seamlessly onto a generous covered balcony, ideal for entertaining or relaxing while soaking in the serene river outlook. The entertainer's balcony spans over 20m² and is complete with a natural gas outlet and water tap.

The apartment is located on the highly sought after 'garden side' of the majority owner occupied complex.

The kitchen is a standout feature, showcasing premium finishes such as a stone benchtop, an updated Arete Stone sink, gas cook top and integrated LG fridge. Ample storage, a breakfast bar, and Bosch appliances ensure the space is as practical as it is beautiful.

The master suite offers a peaceful retreat, complete with upgraded built-in wardrobes and a stylish ensuite featuring floor-to-ceiling tiles, frameless glass shower screens, and matte black tapware.

A large second bedroom with custom wardrobes, a separate study, and a renovated main bathroom with imported Spanish tile flooring and Italian tiles add to the property's exceptional appeal.

Complimenting the residence is ducted air-conditioning throughout, lift access, modern intercom, fresh paint, new carpet and high-quality plantation shutters makes this home truly move-in ready.

The residence also comes with a secure car space and an included large Space Commander storage unit for added convenience.

Residents enjoy exclusive access to first-class facilities, including a 20m infinity lap pool, BBQ area, gym, 3000m² of private heritage-listed gardens and onsite management.

Located in a tightly held owner-occupied building, this riverside sanctuary is a short stroll from local attractions such as the Iconic Story Bridge Hotel, Riverwalks, Holman Street Ferry Terminal and Howard Smith Wharves.

It's connectivity and location is second to none, with close proximity to Brisbane's CBD, parks and renowned dining and shopping options, the property offers an unbeatable village lifestyle.

Take the next step - call to arrange an inspection today - 0418 884 734.

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