

## FOR SALE

### POSITIVE GROWTH AND CASH FLOW IN HAMILTON

Look no further folks - vendor has given clear instructions - this MUST Sell!

This oversized 2 bedroom apartment is spread over 111sqm. An innovative floor plan compounds the large living space resulting in a very spacious and airy vibe. Choose to dine at the 3 seater breakfast bar, in the dining area or on the entertainers balcony enjoying the ambience of Brisbane lights. The open plan apartment seamlessly adds comfort, practicality and outlook to your living.

Within walking distance you have -

- World class restaurants, 24/7 cafes, designer fashion stores and gourmet grocers and everything Portside Wharf has to offer
- Hamilton Recreation Reserve just 1 minute away
- denty Cinema
- City Cat terminal
- Bus stops
- Riverfront boardwalk

Other features include -

- Oversized bath and separate shower
- Chefs kitchen with European appliances, gas cooktop, stone benchtops and 3-seater breakfast bar
- Air-conditioning throughout
- Concealed laundry cupboard
- Built-in mirrored robes to both bedrooms, oversized robe in the main
- 2nd bedroom with study nook
- Entertainers balcony with wonderful views from the 11th floor
- Security swipe to your floor
- Above ground secure car space
- Intercom access
- Floor to ceiling tiles in both bathrooms
- Pet friendly complex
- Easy access to the Airport and Motorway

2 BED | 2 BATH | 1 CAR

PRICE:

All genuine offers Considered!

OPEN FOR INSPECTION:

N/A



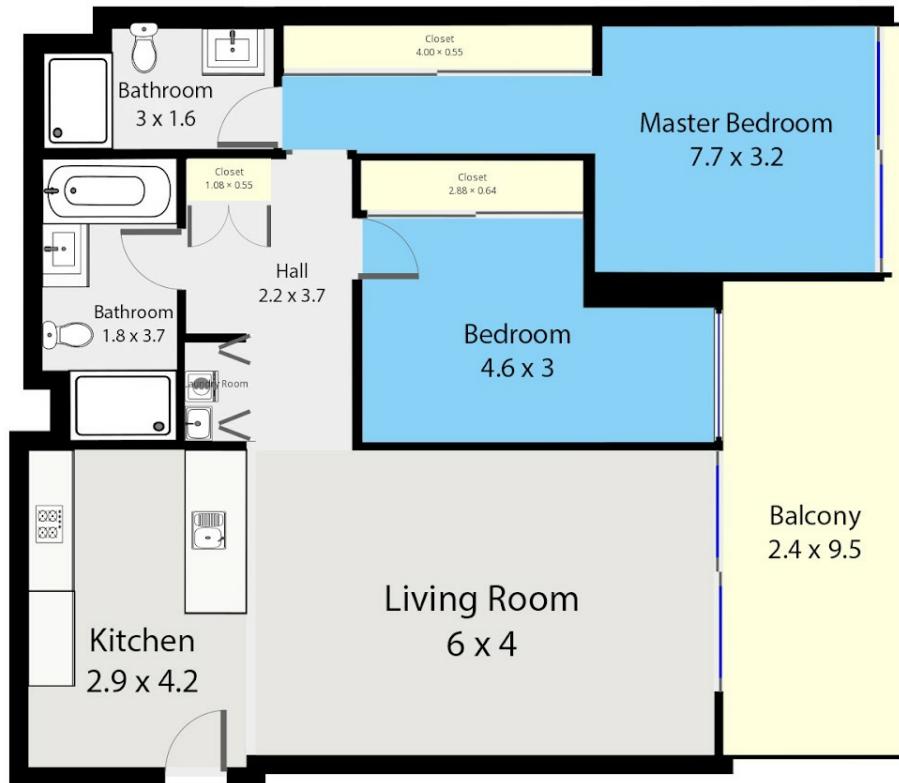
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## 37C HARBOUR ROAD, HAMILTON



Please note this floor plan is for illustrative purposes only and should be used as such by any prospective lessee or buyer. Whilst all efforts have been made to ensure its accuracy, window placement, balcony configuration, wardrobe sizes and living areas may vary slightly.

Internal - 94m<sup>2</sup>  
Balcony - 17m<sup>2</sup>

Total - 111m<sup>2</sup>

**NIRA**  
*creative*

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.