

SOLD

LUXURY 2 BEDROOMS WITH MPR IN VALENCIA RESIDENCE -WINNER OF UDIA 2019

Here is your chance to secure a place in one of the Kangaroo Point most exclusive and luxurious multi Awards developments! Placed on the 8th floor of the Valencia Residence, this stunning 2 bedroom apartment will win you over with its exquisite detail and luxurious charm.

Features:

- *96m2 property's open-plan living and dining area opens out to a covered terrace with a stunning outlook.
 - * Acustom-designed double-sided chef's kitchen – think sleek timber cabinetry, high-end Italian gas cooktop, and stone benchtops
 - *Two queen-sized bedrooms with built-in robes, master room with ensuite.
 - *Separate multi-purpose room easily converted into 3rd bedroom/or perfect for home office
 - *2.7 m ceiling heights
 - *Fully-ducted and zoned air-conditioning
 - *Full-height double-glazed windows and doors
 - *Ample visitor parking
- Cost :
- *Council Rate at approx. \$ 432/Quarter
 - *Body Corp at approx. \$ 1,725/ 4 Months
 - * Rental around \$600/Week

Valencia Residences occupy an exceptional position in the Kangaroo Point skyline, within easy walking distance to:

- Mowbray Park Ferry Terminal (3 Minutes)
- Brisbane Riverwalk (3 Minutes)
- Dockside Precinct (15 Minutes)
- St Vincent's Private Hospital (15 Minutes)
- Kangaroo Point Cliffs (10 Minutes)
- The Gabba Stadium (14 Minutes)
- QUT (30 Minutes)
- Eagle Street Pier (20 Minutes)
- Southbank Dining Precinct (25 Minutes)

2 BED | 2 BATH | 1 CAR

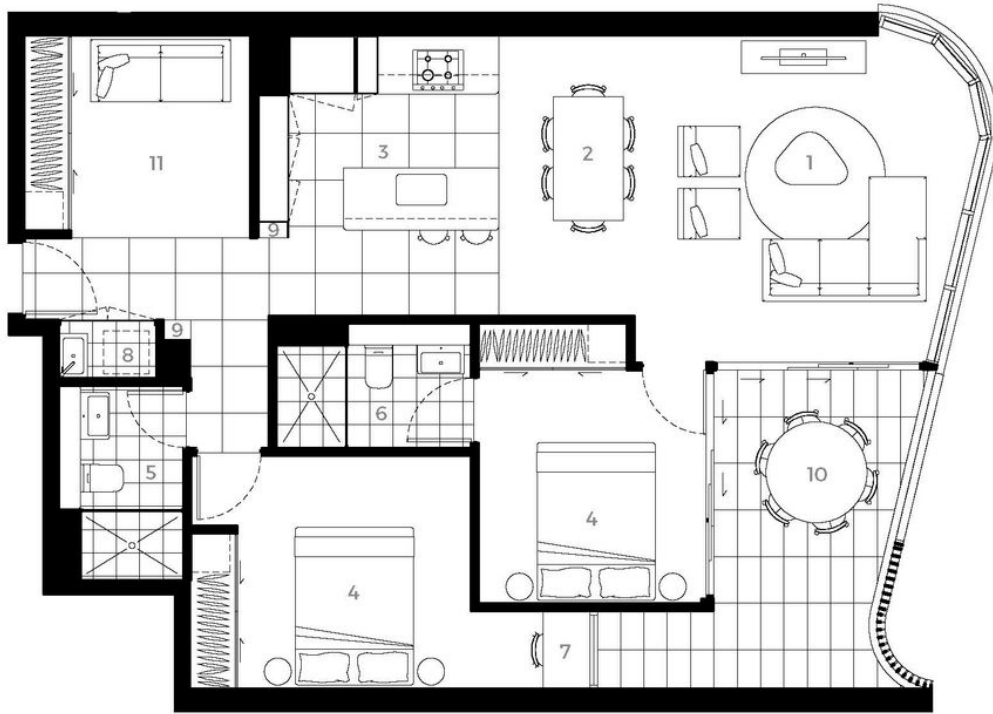
PRICE:
\$850,000

OPEN FOR INSPECTION:
N/A



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PICAL | 2 BED, 2 BATH, MULTI-PURPOSE ROOM, 1 CAR SPACE + STUDY
05 - 1205



AREA 85M² | EXTERNAL AREA 11M² | TOTAL AREA 96M²
DINING 3 KITCHEN 4 BEDROOM 5 BATHROOM 6 ENSUITE
LAUNDRY 9 OPEN SHELVES 10 BALCONY 11 MPR

NOTE - LEVELS 11 AND 12 ARE SUBJECT TO FINAL DEVELOPMENT APPROVAL.

A GUIDE ONLY. THE DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND MAY NOT ACCURATELY REPRESENT THE ACTUAL DIMENSIONS AND AREAS OF THE APARTMENTS OR THE SPACES WITHIN THEM AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. IN ADDITION, LOCATIONS AND FIXTURES ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE AREAS ARE GENERALLY MEASURED IN ACCORDANCE WITH THE PROPERTY COUNCIL OF AUSTRALIA METHOD OF MEASUREMENT. PROSPECTIVE PURCHASERS MUST RELY ON THEIR OWN ENGINEERING SCHEDULES FOR ALL MATTERS TO BE INCLUDED IN THE PURCHASE PRICE OF THE APARTMENT, INCLUDING PLANS, FINISHES, FIXTURES, FITTINGS, APPLIANCES AND OTHER PARTICULARS OF SALE. LOOSE FURNITURE AND PLANTERS ARE NOT INCLUDED. EXTENT OF FLOOR FINISHES REFER TO LEVEL PLANS FOR FURTHER INFORMATION.

CITY ASPECT

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.

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