# 1513/35 HERCULES STREET, HAMILTON, QLD, 4007









# SOLD

## SLEEK, STYLISH AND MODERN APARTMENT IN A PRIZED LOCATION

Whether you keep this modern and stylish apartment all to yourself or offer the property for rent and enjoy fantastic returns, the choice is yours when it comes to 1513/35 Hercules Street. This stunning unit is perched high in the building and showcases spectacular north-facing hinterland views that provide the ideal backdrop to your enviable new lifestyle.

Every inch of this must-see home exudes contemporary elegance with high-end finishes, must-have modern features and sleek designer details throughout.

An abundance of soft natural light floods in and illuminates the open-plan kitchen, dining and living room with a wall of glass sliding doors that lead to the covered balcony. Easy-care tile flooring flows underfoot and combines beautifully with the soft muted colour tones while split system air-conditioning and a ceiling fan promise absolute comfort no matter the weather outside.

When you're not out exploring the area's renowned restaurants, you can cook up a storm at home in the beautifully appointed kitchen. Here, you will find a suite of stainless steel appliances including a gas cooktop while sweeping benchtops and ample storage space will make cooking for friends and family a true pleasure.

A built-in study area is ideal for those who work from home plus there's also a large and sunny bedroom with a sensational view. The bathroom exudes the same attention to detail with quality fixtures, eye-level storage and floor-to-ceiling tiles that only enhance the luxurious appeal of this show-stopping abode.

Residents of this prized building enjoy access to a hotel-style foyer along with a host of world-class facilities. There's a sparkling swimming pool and a well-equipped gym along with a BBQ area and a guest lounge where you can socialise and catch up with friends.

You can walk just metres from your front door to local bus stops, the Portside Wharf shopping precinct and a host of cafes, speciality stores and popular dining options. The picturesque Hercules Street Park is just across the road and you're also within walking distance of the Doomben train station and Bretts Wharf Ferry Terminal. All this is less than 20 minutes from the

## 1 BED | 1 BATH | 1 CAR

PRICE:
$472,000

OPEN FOR INSPECTION:
N/A



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# 1 BED + 1 BATH + 1 STUDY

## FLOORPLAN TYPE A1



### THE CITIMARK DISTINCTION

- Dedicated study area
- Fully air conditioned
- Stone bench tops
- Floor to ceiling glass
- Premium tiling & carpet thoughout
- Downlights to kitchen living areas
- Stainless steel appliances
- Designer tapware

### APARTMENT NUMBERS

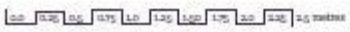
312 - 1612, 313 - 1613, 314 - 1614, 315 - 1615

1 BED + 1 BATH + 1 STUDY




| | |
|---|---|
| **PODIUM LEVEL** | **3** |
| Internal Area | 50m² |
| External Area | 12m² |
| **TOTAL** | **62m²** |
| **LEVELS** | **4 - 16** |
| Internal Area | 50m² |
| External Area | 3m² |
| **TOTAL** | **53m²** |



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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