



SOLD

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

MODERN URBAN VILLAGE LIFESTYLE with CITY VIEWS

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 an excellent 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, and commuter corridors, only 2.5km from Brisbane CBD.

Located on level 7 of the Quest Kelvin Grove building, Apartment 705 features:

- *Spacious, air-conditioned open-plan living, corner position drenched with natural light
- *Total apartment floor area approx 65m² plus secure basement car space with lift access
- *Stacker doors open to east-facing balcony with impressive city skyline and district views
- *Quality kitchen with gas cook top, range hood, oven, stone bench tops, dishwasher
- *Spacious master bedroom with air conditioning, mirrored built-in-robe, also with views
- *North-facing second bedroom also with air conditioning and mirrored built-in-robe
- *Modern bathroom with large shower; 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
- *Walk to village, shopping, cafes, QUT, transport corridors, amenities, 2.5 km to CBD
- *Excellent tenants currently in place; outstanding rental return of \$650 per week
- *Offering a modern and fabulous city-fringe lifestyle for the owner-occupier, or an ideal investment.

The Location:

Kelvin Grove 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. Cinque is also handy to sporting and recreational

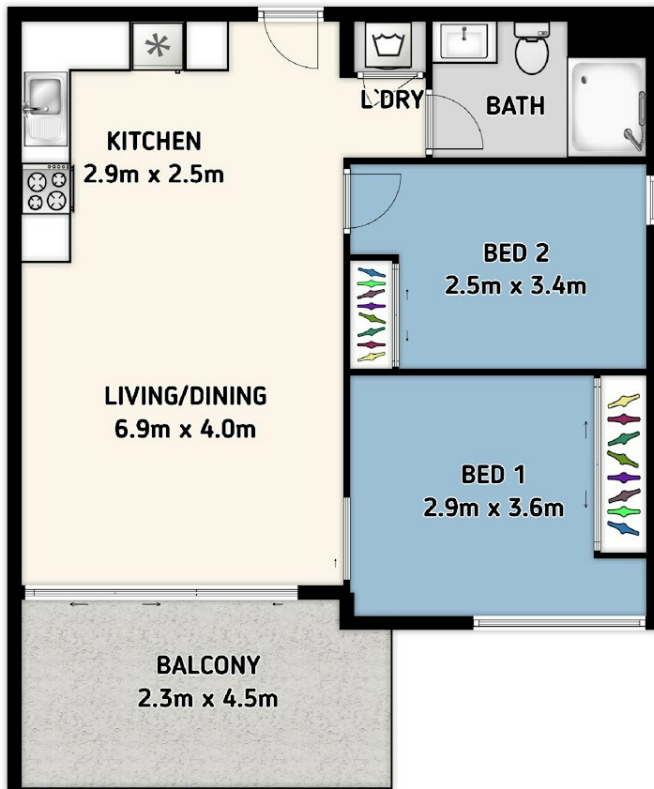
2 BED | 1 BATH | 1 CAR

PRICE:
\$615,000

OPEN FOR INSPECTION:
N/A



Joe Hawes
0405045381
brisbanep@atrealty.com.au
www.atrealty.com.au



705/41 Ramsgate Street, Kelvin Grove, QLD 4059

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate. PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 53.3 sqm
EXTERIOR: 10 sqm
APPROX TOTAL: 63.3 sqm



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.