

50310/37B Harbour Rd, Hamilton, QLD 4007

Sold - \$699,800

Unit 1  1  1 



Stylish One-Bedroom Apartment in Vibrant Hamilton

Welcome to 310/37B Harbour Road, a modern and conveniently located one-bedroom apartment in the sought-after Proximity Apartments in Hamilton. Situated on Level 3, this residence offers a comfortable urban lifestyle with easy access to public transport, dining, and entertainment at Portside Wharf.

Open for Inspection

By Appointment.

Step inside to find an open-plan kitchen, dining and living area, designed for effortless living. The well-appointed kitchen features quality appliances, gas cooktop, stone benchtops, and a breakfast bar-perfect for casual meals. The living space flows seamlessly to a private balcony, an ideal spot to relax or entertain.

The generously sized bedroom includes a built-in robe and is complemented by a modern bathroom. Large floor-to-ceiling windows fill the apartment with natural light, while air-conditioning in both the living area and bedroom ensures year-round comfort. Additional features include a European-style laundry and a secure basement car space.

As a resident of Proximity Apartments, you'll enjoy access to a lap pool, bike storage, and the convenience of an onsite manager with secure foyer access (intercom included). For the investor, the modern and versatile apartment is currently tenanted and value driven with a rental increase due in April.

Features:

- Spacious one-bedroom with built-in robe
- Modern kitchen with gas cooktop
- Dishwasher and Dryer included
- Air-conditioning in living area and bedroom
- Private balcony
- Secure basement car space
- Access to lap pool and resident amenities
- Currently tenanted until April - \$610 per week
- New rental appraisal April - \$700-750 per week

Prime Location:

- Short walk to Portside Wharf home to shopping, cafes, restaurants, a supermarket, and a cinema

Listed By

Glenn Ball
Phone: (07) 3281 3800
Mobile: 0432 822 457

