

4/36 Hilda St, Hamilton, QLD 4007

Offers In The Mid \$500s

Flat 2  1  1 



Northshore delight: light, bright two-bed flat in stylish Ha

If you like a leisure-filled, low-maintenance life, setting up a home here in 'Bespoke Hamilton' is a master move. Strolling distance to public transport and a quick drive to lively entertainment and dining precincts, a golf course, Brisbane's premier racecourses, riverside walks, and the airport, this beautifully appointed two-bedroom flat will be a popular find for both investors and first-home buyers.

Open for Inspection

By Appointment.

Highlights:

- Prized first-floor location within a well-presented complex of just 5 flats
- Secure undercover parking for one vehicle with auto-entry
- Ducted heating and cooling throughout + ceiling fans in the beds and living/dining room
- Loftly 2.7m ceiling heights
- Easy-care living free from outdoor maintenance

Entering off a shared front balcony, it's straight into this flat's combined kitchen, living and dining area - a light-filled space sporting sleek white floor tiling complemented by an abundance of glossy white kitchen joinery and sleek bench tops.

Blending practicality with panache, the kitchen is a space-savvy space catering equally well to novice cooks and cuisine machines! All the mod cons are present: dishwasher, electric cooktop, rangehood and oven, and a chic pair of pendant lights hover above the two-person breakfast bar, which also houses a dual sink with draining board.

A security-screened slider is the center of a triple bank of glass at the end of this room, extending the living/dining section out to a semi-enclosed, fan-cooled balcony that is fully tiled and protected from the elements above - a great little alfresco space for evening soirees or quiet reads.

The two carpeted bedrooms run off the living/dining room - each with easy access to a centrally located full bathroom with a versatile shower-over-bath unit. Both have generous built-in robes and ceiling fans to provide an alternative to using the ducted A/C on temperate nights.

From this fab property, just 7.5km to the city centre, a host of northside recreational facilities and everyday essential services, like quality grocery stores and healthcare, are at your fingertips. By foot you can reach Doomben train station and city bound-buses along Kingsford Smith Drive in about 6 minutes. Jump in the car and you're truly spoilt for choice: for pantry stock ups, quick errands and medical services you can reach Racecourse Road shopping centre in 4 minutes and

Listed By

Peter Crowther
Phone: (07) 3344 0288
Mobile: 0411 866 008

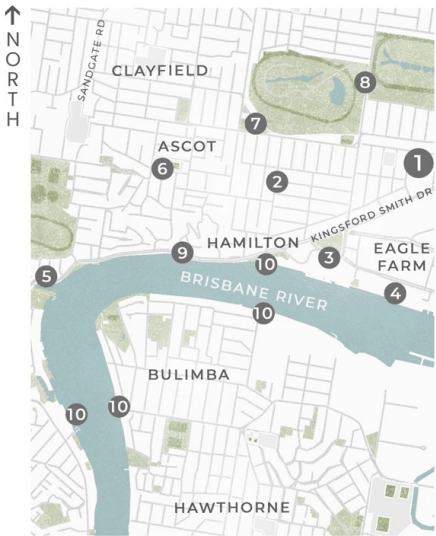
Peter Crowther
Phone: (07) 3344 0288
Mobile: 0411 866 008



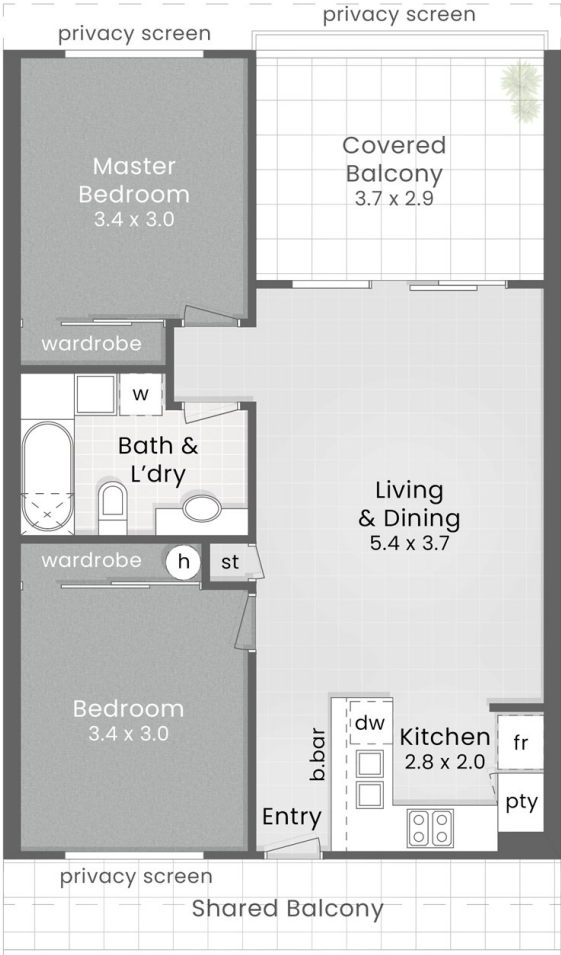
Floorplan

POINTS OF INTEREST

1. BESPOKE HAMILTON
2. Racecourse Road Shops & Restaurants
3. Portside Wharf & Hercules Street Park
4. Eat Street Northshore | 5. Breakfast Creek Hotel
6. Ascot State School | 7. Ascot Station
8. Eagle Farm & Doomben Racecourses
9. Lores Bonney Riverwalk | 10. Ferry Terminals



: :LOCATION MAP



: :LEVEL 1
2.7m Ceiling



: :GROUND LEVEL

BESPOKE HAMILTON

4/36 Hilda Street HAMILTON

LJ Hooker
Property Partners

2 Bed 1 Bath 1 Car
Internal 62m² | Balcony 12m² | Total 74m²
Carspace 13m²

DISCLAIMER: This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

pdc.