



## Kangaroo Point

Walk to the CBD! Only 2 remaining!

Positioned on a river side-street, this development of 23 luxury residences over four levels offers buyers the opportunity to own an apartment in a boutique complex in one of Brisbane's most sought after inner city, riverside communities, Kangaroo Point. This inner Brisbane location offers a vast array of recreational opportunities in sport, fitness, socialising and relaxation, with the Brisbane River a huge drawcard. The development has amazing access to the city which is either a short ferry ride or walk.

Only 2 apartments remaining, each offering:

- Spacious open plan living with dining and living space
- Functional bathrooms with well-considered storage
- Large entertainers' balcony to all apartments
- Natural light and ventilation to all bedrooms (no internal bedrooms)
- Laundries separate to bathrooms with mechanical ventilation
- Secure resident parking with onsite visitor bays
- Ducted air-conditioning throughout
- Large kitchens with generous storage and Waterfall edge stone benchtops
- High-end finishes
- Instantaneous hot water systems
- Ground level recreation area

Kangaroo Point is home to a variety of transport nodes and infrastructure. Two of Queensland's major universities, Queensland University of Technology (QUT) and University of Queensland (UQ) are easily accessed either on foot (QUT) or by river transport (Citycat or the free "River Hopper" Ferry to UQ). Shopping is also extremely convenient, with major grocery stores only three minutes away and the retail mecca of Brisbane's CBD at your doorstep.

Completed and ready to move in!

2 2 1

From \$530,000

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Internal: 82m<sup>2</sup>  
External: 10m<sup>2</sup>  
Total: 92m<sup>2</sup>

