



## Hamilton, 1/33 Kent Street

### RENOVATED, SPACIOUS APARTMENT IN BOUTIQUE COMPLEX

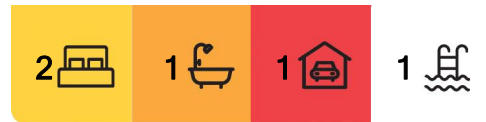
Positioned on the sought-after north-east corner on the first floor, this spacious and stylishly renovated two-bedroom apartment offers an exceptional lifestyle in one of Ascot's most desirable pockets. Set in a boutique complex of just six residences and featuring a sparkling inground pool, this property perfectly blends comfort, privacy, and convenience.

You'll love the light-filled interiors, generous layout, and quality finishes throughout. Whether you're relaxing at home or entertaining guests, this apartment delivers the ideal setting.

Located only 100 metres from vibrant Racecourse Road, enjoy immediate access to a range of cafes, restaurants, boutique shops, and public transport. You're also within easy reach of the Hamilton Harbour and Portside precincts, home to award-winning dining, the famous Eat Street Markets, and Dendy Cinemas.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
OFFERS

**View**  
[ljhooker.com.au/1DE0F4N](http://ljhooker.com.au/1DE0F4N)

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**LJ Hooker Stafford**  
**(07) 3357 1888**

All this just 6km from the Brisbane CBD and minutes to both the Domestic and International Airports-this is lifestyle living at its finest.

- \* Spacious airconditioned living and dining leading to balcony
- \* Modern kitchen with plenty of both bench and cupboard space
- \* Huge master bedroom with airconditioning and built-in wardrobe
- \* Generous 2nd bedroom with built-in and ceiling fan
- \* Beautifully renovated bathroom
- \* Huge 32 m2 remote garage with laundry and plenty of room for storage
- \* Admin fund \$4000 per annum (including insurance) and Sinking Fund \$2460 pa
- \* Sinking Fund: \$56,673.16 as of 30/06/24

Enjoy leisurely walks to the lively Hamilton Harbour and Portside precincts, featuring award-winning dining, the iconic Eat Street Markets, and the Dendy Cinemas. Located just 6km from the Brisbane CBD and close to both Domestic and International airports, this property combines lifestyle, convenience, and connectivity.

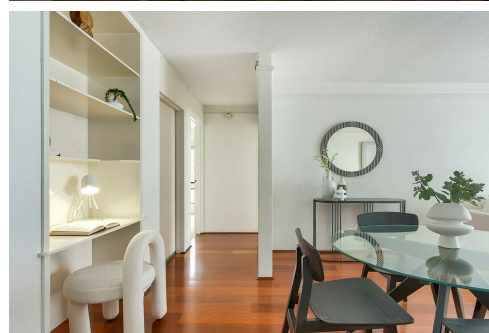
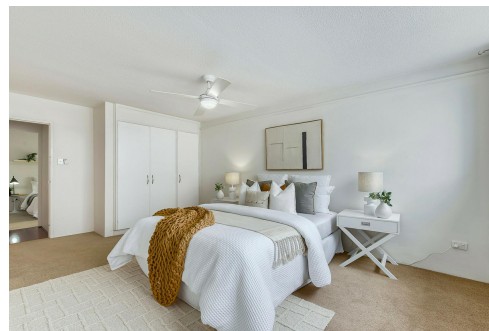
The owners instructions are clear.....SELL !!!

## More About this Property

<b>Property ID</b>	1DE0F4N
<b>Property Type</b>	Apartment
<b>House Size</b>	118.3 m2
<b>Land Area</b>	809 m2
<b>Including</b>	Air Conditioning Toilets (1) Pool Balcony Built-in-Robes

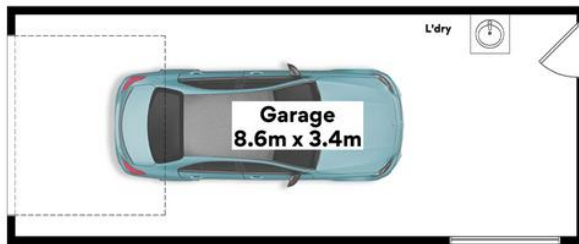
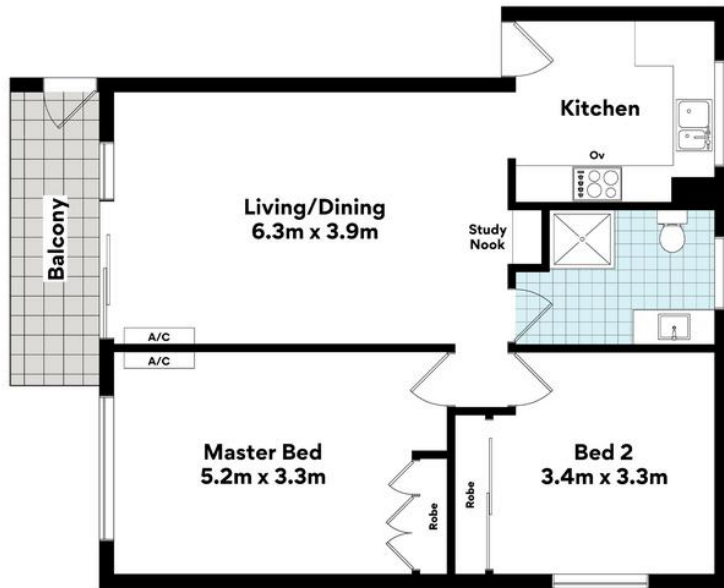
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Hamilton



**FLOOR AREA SIZES**

Internal	79.5m <sup>2</sup>
External	6.5m <sup>2</sup>
Garage/L'dry	32.3m <sup>2</sup>
<b>TOTAL</b>	<b>118.3m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

These plans are for representation purposes only. Provided by primepixels.com.au