



## Hamilton, 6/254-256 Kingsford Smith Drive

### Ground-Floor Riverside Apartment with Renovation Potential

Resting in a riverside position on the ground floor of the Twin Sails complex, this one-bedroom apartment offers an ideal home or investment only steps from the lifestyle precincts of Hamilton, Ascot and Albion.

Presented in original condition with an excellent opportunity to renovate and add value, buyers can move straight in, rent out, or take advantage of the prime potential to update.

The kitchen, living, and dining areas capture natural light and open to your private alfresco patio, where you can enjoy a relaxing, leafy outlook and a superb setting for outdoor meals, wines, coffees, and BBQs.

The bedroom delights in lovely garden views, an ensuite bathroom services the apartment, and there is dedicated parking for one car.



**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**  
Please Call

**View**  
[ljhooker.com.au/2RGHXX](http://ljhooker.com.au/2RGHXX)

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**LJ Hooker Clayfield**  
**(07) 3262 2434**



Featuring a selection of on-site amenities, buyers can unwind by the swimming pool and lawns with river views and take advantage of the communal laundry room.

Property features:

- Ground-floor apartment in a riverside complex of 17
- In original condition with excellent renovation potential
- Living/dining area and kitchen with a freestanding cooker
- Private patio with a relaxing leafy outlook
- 1 bedroom with BIR, 1 bathroom, 1 car space
- On-site visitor car parking
- Complex featuring a communal laundry room
- Shared swimming pool and lawns with river views
- 800m to Racecourse Road, 1.4km to Portside Wharf
- 12 minutes to the CBD, 16 minutes to Brisbane Airport

Residing in a riverside precinct, you can easily access the riverfront for scenic strolls along the water, enjoy recreation at the local parks, Northshore Tennis Park and Royal Queensland Golf Club, and watch the horses at Albion Park, Eagle Farm and Doomben Racecourse.

Just 800m from Racecourse Road and 1.4km from Portside Wharf, cafes, restaurants, supermarkets and shopping are an easy walk away. Bus stops and Bretts Wharf ferry provide excellent public transport and travel across the city, the Gateway Motorway allows for quick commutes, and you are only 12 minutes from the CBD and 16 minutes from Brisbane Airport.

## More About this Property

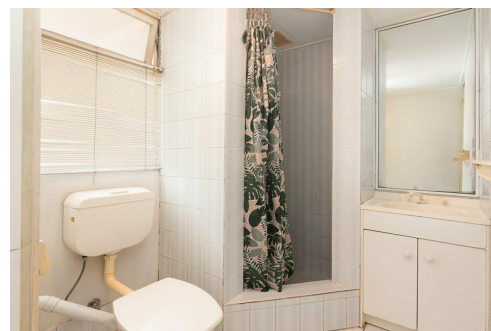
Property ID	2RGHXX
Property Type	Unit

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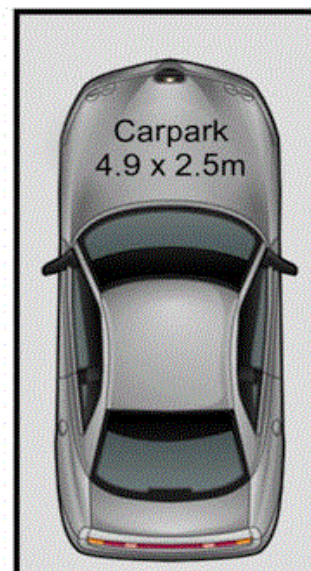
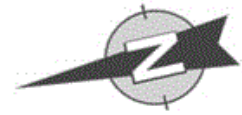
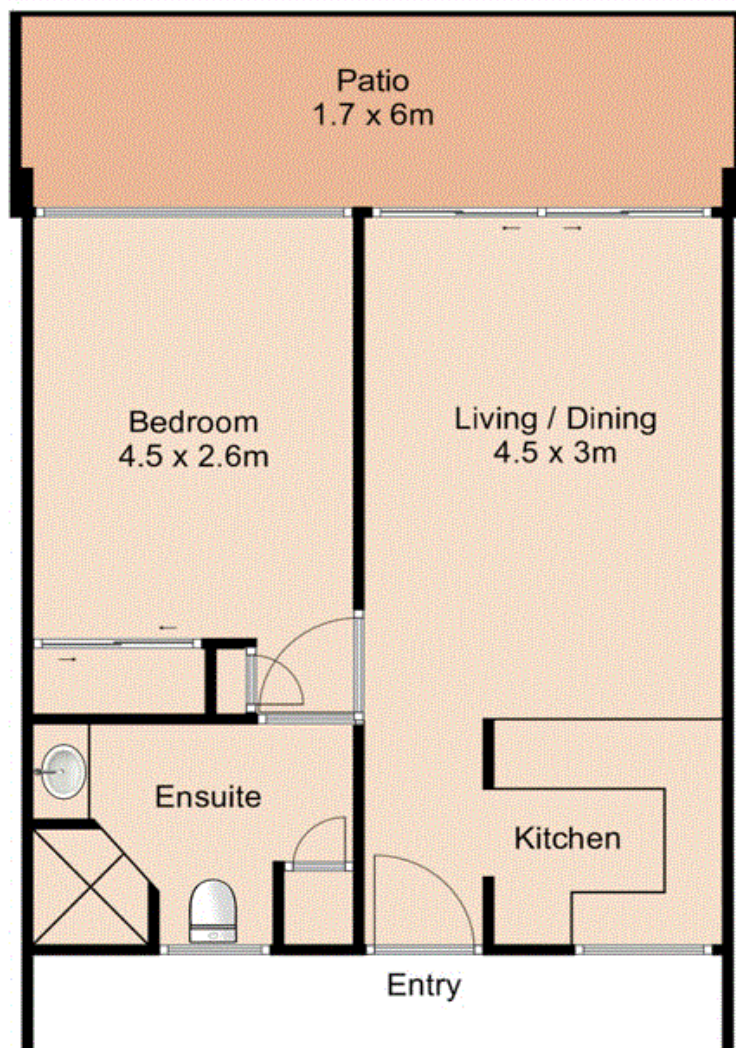
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# Unit 6, 256 Kingsford Smith Drive, Hamilton



Internal area:	39m <sup>2</sup>
External area:	10m <sup>2</sup>
<b>Total area:</b>	<b>49m<sup>2</sup></b>



Tony Cicchiello 0418747266

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer. alexandrahinsch.com



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