



Hamilton, Unit 3/41 Rossiter Parade

Original Second Floor Apartment in the Racecourse Road Lifestyle Precinct

Boasting a riverside position and vibrant lifestyle within the Racecourse Road precinct, this top-floor apartment offers an opportunity not to be missed.

Embracing relaxed living in "Lexington Apartments", a leafy boutique complex, buyers can take advantage of the on-site amenities and spacious design, featuring open-plan living and dual balconies.

Perfect for professionals and downsizers, the layout moves beyond the air-conditioned living and dining area to a generous balcony, where you can admire the peaceful green outlooks and enjoy private entertaining. The kitchen is equipped with excellent storage and quality appliances, including a gas cooktop and dishwasher for easy cooking and cleanup.

The two bedrooms have built-in robes and open to a second balcony delighting in Hamilton



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For Sale
Please Call

View
ljhooker.com.au/2ZEHXX

Contact
Tony Cicchiello
0418 747 266
tony.c@ljhclayfield.com.au

LJ Hooker Clayfield
(07) 3262 2434

high-rise views. An ensuite features in the main bedroom, and the second bathroom houses the laundry. A secure car space finalises this practical floor plan.

Property features include:

- Second-floor apartment in a leafy complex within the Racecourse Rd precinct
- Spacious living and dining area with air-conditioning
- Kitchen featuring good storage, dishwasher and gas cooktop
- Private, leafy balcony for outdoor entertaining
- 2 bedrooms with built-in robes and access to a 2nd balcony
- 2 bathrooms, including an ensuite and bathroom/laundry
- 1 secure car space
- Complex of 13 featuring a swimming pool, lawns and gardens

Embracing a lively lifestyle in a premier precinct, this apartment is perfectly positioned only 50m from Racecourse Road and 750m from Portside Wharf. Surrounded by shopping and dining, cafes and restaurants are just steps away for morning coffee, weeknight dinners and brunch with friends, and you can stroll to the local shops, boutiques, salons and cinema.

Walk, run or cycle along the riverfront, only 300m away, enjoy time at the local parks, racecourses and sporting clubs, and take advantage of easy public transport with bus stops, Bretts Wharf ferry and Ascot train station within walking distance. Just 5.5km from the CBD and 15 minutes from Brisbane Airport, you will love the incomparable convenience.

More About this Property

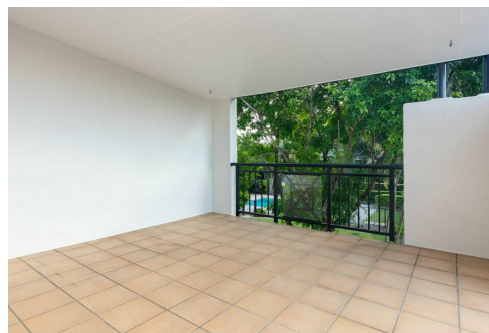
Property ID	2ZEHXX
Property Type	Unit
Including	Pool

Tony Cicchiello 0418 747 266

Principal | tony.c@ljhclayfield.com.au

LJ Hooker Clayfield (07) 3262 2434

723 Sandgate Road, CLAYFIELD QLD 4011
clayfield.ljhooker.com.au | admin@ljhclayfield.com.au

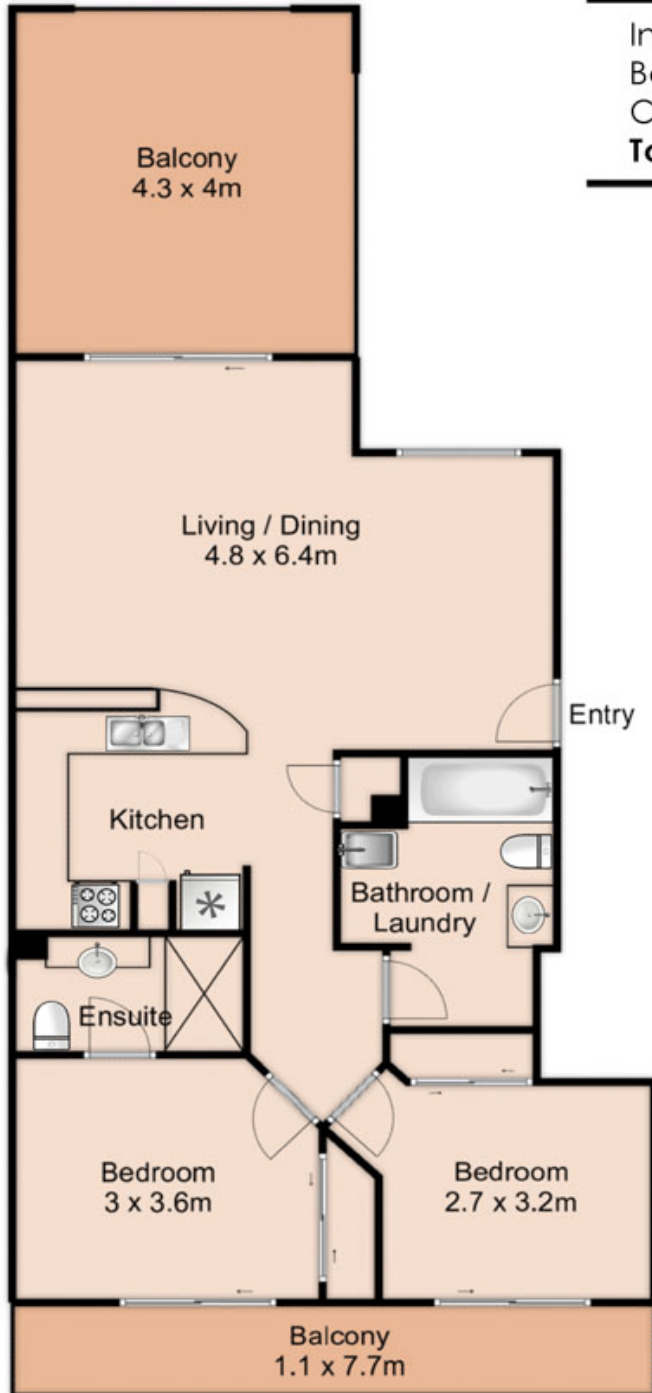


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Upper Level



Internal area:	78m ²
Balcony area:	25m ²
Carpark area:	18m ²
Total area:	121m²

Lower Level



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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