



2111/25 Anderson Street, Kangaroo Point




Sophisticated Riverside Living in Promontory at Yungaba

Positioned within the highly sought-after Promontory at Yungaba complex in the heritage-listed Yungaba precinct, this well-appointed two-bedroom apartment offers an exceptional opportunity to secure a quality residence in one of Kangaroo Point's most tightly held lifestyle communities.

Designed for comfortable modern living, the apartment features a practical open-plan layout that seamlessly connects the living and dining areas to an expansive north-facing balcony. From here, you can enjoy stunning views of the Story Bridge, creating the perfect backdrop for entertaining, relaxing, or simply enjoying Brisbane's cityscape.

The contemporary kitchen is both functional and stylish, complete with quality appliances, stone benchtops, and generous storage, making it ideal for everyday living and hosting guests.

Accommodation includes two spacious bedrooms and two bathrooms, with the master bedroom featuring its own ensuite. A dedicated study nook provides a convenient space for working or studying from home, while a separate internal laundry adds further practicality.

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FOR SALE
\$1,580,000

VIEW
By Appointment

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AGENCY
LJ Hooker Property Partners
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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.

 **LJ Hooker**

Residents of Promontory at Yungaba enjoy access to outstanding resort-style facilities set amongst over 3,000m2 of beautifully landscaped private gardens, creating a peaceful retreat in the heart of the city. Amenities include a 20-metre infinity lap pool, a fully equipped gymnasium, and an outdoor entertaining terrace with BBQ facilities.

Located in the vibrant riverside suburb of Kangaroo Point, the property offers excellent connectivity to Brisbane's lifestyle destinations. Scenic Riverwalk paths, Kangaroo Point Cliffs, South Bank Parklands, and the CBD are all within easy reach, while CityCat and free City Ferry services are just a short stroll away.

Property Features:

- Two spacious bedrooms, master with ensuite
- Two modern bathrooms
- Study nook - ideal for working from home
- Expansive north-facing balcony with Story Bridge views
- Contemporary kitchen with stone benchtops and quality appliances
- Open-plan living and dining area
- Ducted air conditioning throughout
- Separate internal laundry
- Secure complex with intercom access and onsite management
- One secure basement car space

Resort-Style Facilities:

- 20m infinity-edge lap pool
- Gymnasium
- Outdoor BBQ and entertaining terrace
- Over 3,000m2 of landscaped private gardens

A rare opportunity for both owner-occupiers and investors to secure a stylish apartment with iconic Story Bridge views within a prestigious riverside complex, just moments from Brisbane's CBD.

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Sunnyvale Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker
Property Partners
ABN 39 633 082 112 / 21 107 068 020

MORE DETAILS

Property ID	B42HF4R
Property Type	House
Land Area	133 m2

Peter Luo 0448 568 888

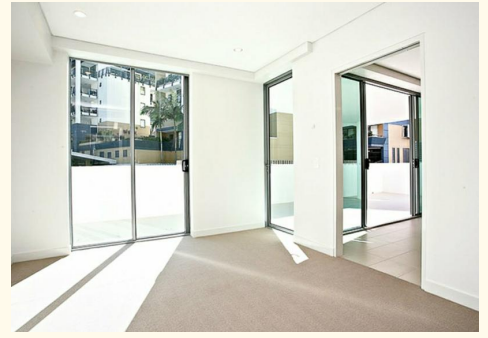
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Unit Area

Internal 87sqm
Balcony 19sqm

Total 106sqm

Areas based on apartment 2211

