



6/306 Kent Street, Teneriffe




## Original Mid 80's Apartment Opportunity in Riverside Teneriffe

Rare buying opportunity into an esteemed riverside setting, this original top floor apartment in a mid-1980's brick 8-pack presents a vibrant lifestyle opportunity in Teneriffe.

Untouched by time and capturing elevated outlooks across surrounding character houses and high-rises, the residence provides the perfect foundation to personalise, add your own style and unlock future value.

Functional and light-filled, the living and dining areas extend into the original kitchen and outdoors to the balcony, capturing refreshing river breezes. Two bedrooms with built-in robes feature alongside a central bathroom with a separate toilet, and the lock-up garage houses the laundry.

Boasting an idyllic position within this lifestyle suburb, you are footsteps from riverside cafes, restaurants, wine bars and breweries for your morning coffee, weekend dinners and after-work drinks. Moments from boutique shopping, antique stores, Gasworks and the

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Clayfield

(07) 3262 2434

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**

James Street precinct, you will also enjoy endless options for retail and entertainment.

Only 500m to the Riverwalk, you can start your day strolling the water's edge, explore the weekend markets at New Farm Park, or follow the paths to Newstead and the city. Just 500m from Teneriffe CityCat and the City Glider bus, and 2.5km from the CBD, this address keeps you connected to the best of Brisbane.

Property features include:

- Original top floor apartment in a brick complex of 8
- Light-filled living space and balcony with area views
- Kitchen/dining area featuring a freestanding cooker
- 2 bedrooms with built-in robes and 1 bathroom
- 1-car lock-up garage featuring a laundry
- 500m to CityCat and City Glider bus, 2.5km to the CBD
- Walk to Riverwalk, New Farm Park and Teneriffe Park
- Stroll to cafes, restaurants, bars and shops
- Proximity to Gasworks and James Street precincts

## MORE DETAILS

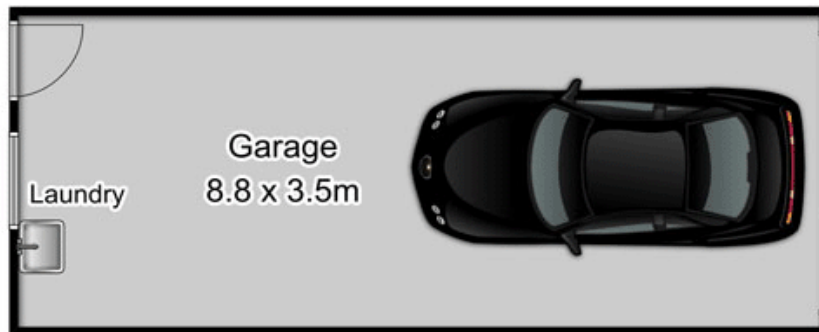
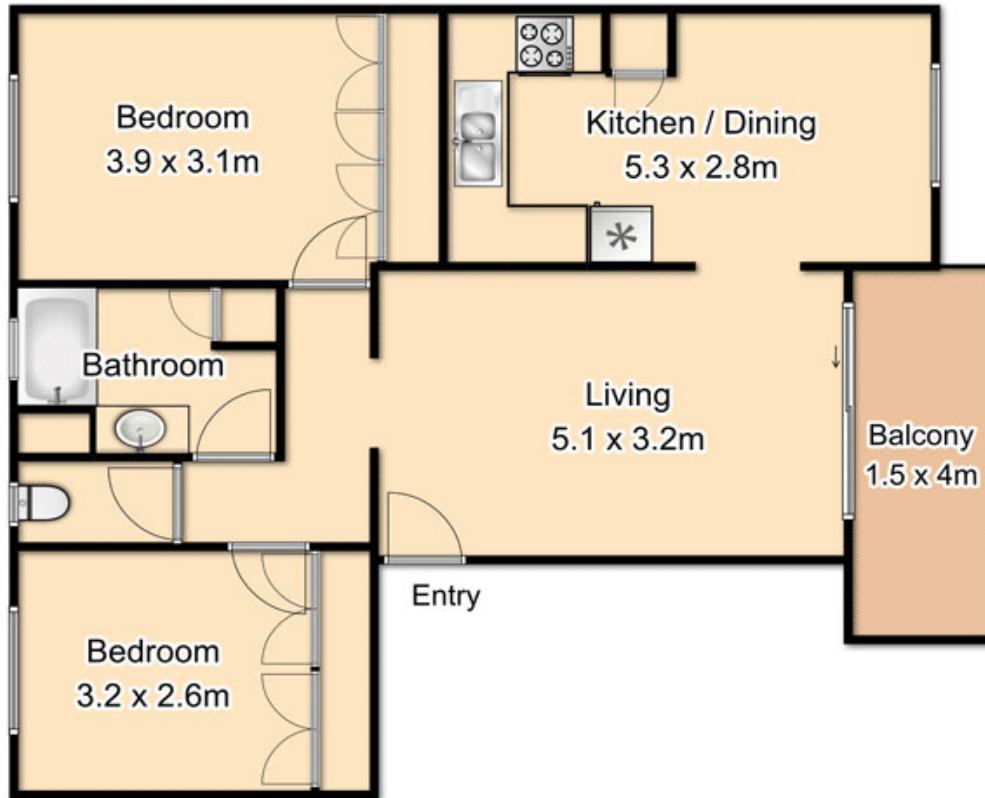
Property ID                    31XHXX  
Property Type                Unit

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# Unit 6, 306 Kent Street, New Farm



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Internal area: 70m<sup>2</sup>  
Balcony area: 6m<sup>2</sup>  
Garage area: 31m<sup>2</sup>  
**Total area: 107m<sup>2</sup>**

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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.