

Sold



25, 3 Angus Street, Clontarf



Sought After Views- Executive Waterfront Apartment

If you are looking for a high quality waterfront unit with excellent views in which you can enjoy the beachside lifestyle or for a fantastic addition to your investment portfolio this could be the one you have been waiting for. This incredible property sits on south east corner (front) on the 5th level of the popular "Bayview Residences" and boasts stunning and expansive water, city, island, bridge and mountain views from two large balconies and most internal rooms. The property has been built to a high standard and has high quality fitting and fixtures throughout that guarantee years of stress-free living. The property has also been well designed to capture the sea breezes and natural light. The property boasts:

- Large 2pac kitchen with Caesarstone stone benchtops, glass splashback, double fridge space, high quality appliances including dishwasher, rangehood, ceramic cooktop and a built-in microwave. There is also a double basin sink, breakfast bar and a pull-out pantry
- From the dining table adjoining the kitchen are spectacular views down the Hornibrook and Ted Smout Bridge to the South and out across the bay to the East – glorious through the day and magnificent at night
- The open plan lounge and dining room adjoins the kitchen and flows to the large balcony with stunning views.
- Large front balcony with amazing views – See the bridges, islands, airport, Port of Brisbane, Woody Point Jetty and more. You will be hard pressed to find better views anywhere else! The balcony has also recently been fitted with outdoor aluminium shutters. These can be used to shut out one side or totally folded back. The balcony easily fits the outdoor table and chairs, sunlounge and of course the BBQ
- The master bedroom has direct access to the front balcony, custom fitted walk-in robe and a well-appointed fully tiled ensuite with bathtub, large shower, toilet and

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Price	SOLD for \$675,000
Property Type	Residential
Property ID	1283
Floor Area	158 m2

Agent Details

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double basin vanity with stone benchtops.

- Two larger than standard additional bedrooms with in robes. Both have floor to ceiling doors to access their own private balcony with water, bridge and city views
- Fully tiled family bathroom with a large shower and a large vanity basin with stone benchtop
- Powder room with toilet and basin
- Designated study nook
- European Laundry with dryer
- Great storage and ducted air conditioning throughout
- New high-quality window furnishings and carpets
- 2 car tandem secure lock up basement carpark

Interest in "Bayside Residences" is always high with owner occupiers and tenants protected by the swipe card security and the peace of mind of an onsite manager affords. A quick look around the building surrounds is testament to the quality each owner demands from this complex. For the fitness minded there's a full size inground pool, gym and communal BBQ area. For the water sport enthusiast there is a safe swimming beach directly across the road - often frequented by paddle boarders and kayakers. The complex is also pet friendly (with body corp. approval) so even your furry friends can enjoy the beachside lifestyle (they are even permitted at the beach across the road). The location is also super handy location for commuters needing to travel to Brisbane or the airport with access to the Ted Smout Bridge on your door step. Regular bus stops are within metres of the front door too. A mix of shops including doctors, baker, post office, cafés, restaurants, IGA supermarket and ALDI shopping centre are all within walking distance. The current owners have made great improvements to the property while they have lived here. They are also offering the property full furnished (all of which was purchased brand new in 2017) – excellent for those looking to move straight in.

Vendors circumstances have changed and they now seek all serious offers.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.