

Price \$448,200

'Adera on Hamilton' 543 Hamilton Rd Chermside

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BRAND NEW, TWO BEDROOM, TWO BATHROOM APARTMENTS WITH TWO SECURE CAR PARKS, WITHIN 10KM BRISBANE CBD, IN BOUTIQUE COMPLEX OF ONLY TEN APARTMENTS

~ Local Facilities ~

- Prince Charles Public Hospital
- Holy Spirit Northside Private Hospital
- Major shopping & cinema complex
- Kedron-Wavell Services Club
- Restaurants
- Chermside Aquatic Centre
- Ten minutes to bayside suburb of Sandgate
- Wavell primary school & high schools, Craigslea primary and high schools, Our Lady of the Angels & Somerset Hills primary school
- Parks and bikeways

~ Inclusions ~

Security access to main entry foyer
Audio Intercom system
Garage access via remote control
Security lighting to common areas
Security grill and screens to patio door and windows
Vertical blinds
Clothes dryer
Stainless steel dishwasher
Reverse cycle split system
Air-conditioner
Ceramic floor tiles
Granite bench tops
2-pac vanity units to bathrooms
European s/s appliances
Feature walls
Fully landscaped grounds
On-site visitor parking

~ Availability ~

Lot 2 - two bedroom, two bathroom, two secure car accommodation, 170m2 area total, 78m2 living, 2 x terrace total 54m2 (ground level), 38m2 garage

Lot 8 - two bedroom, two bathroom, two secure car accommodation, 170m2 area total, 78m2 living, 2 x terrace total 54m2 (first floor), 38m2 garage

Council Rates: \$1600 pa approx
Body Corporate: \$1210.00 pa
Rental Appraisal: \$400 pw