



**1/49 College Street Hamilton QLD**

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Perched on the first floor of a small boutique block, this stylish home is fully furnished and offers a generously sized floorplan. A gorgeous neutral colour scheme spans throughout, featuring an open plan living space leading to a private balcony backdropped by leafy greenery. Nestled in a quiet street yet conveniently situated only minutes from Racecourse Road, public transport, Hamilton Portside precinct and incredible walks along the Brisbane River!

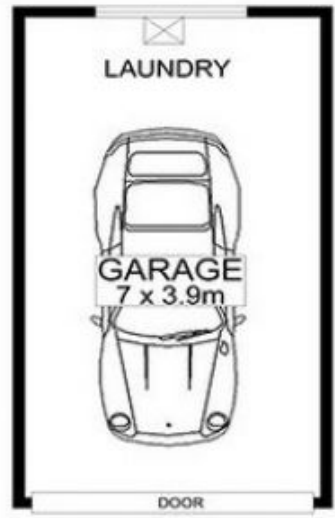
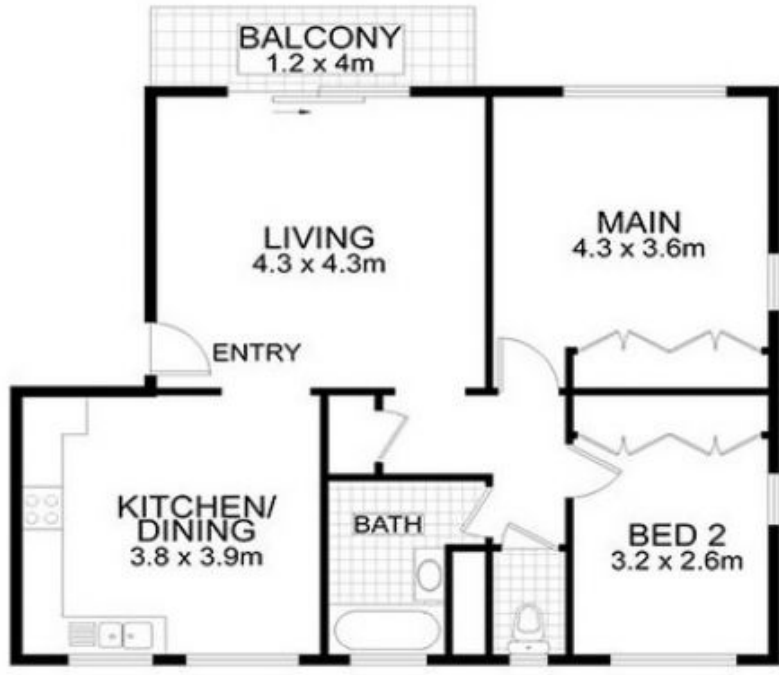
Features include:

- Contemporary kitchen with gas cooking, oven, fridge and dining table
- Open plan living space with air-conditioning, chaise lounge, coffee table, entertainment unit, large TV and glass sliding doors to the balcony
- Modern bathroom, lined with gorgeous floor to ceiling tiles
- Separate toilet

**View** : <https://www.aumr.com.au/1P5214>



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Floor plans are for illustration purposes only. Measurements are in metres and are approximate.

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INTERNAL AREA > 72m<sup>2</sup>  
GARAGE AREA > 27m<sup>2</sup>  
EXTERNAL AREA > 5m<sup>2</sup>  
TOTAL AREA > 104m<sup>2</sup>