

KATE
PUTT

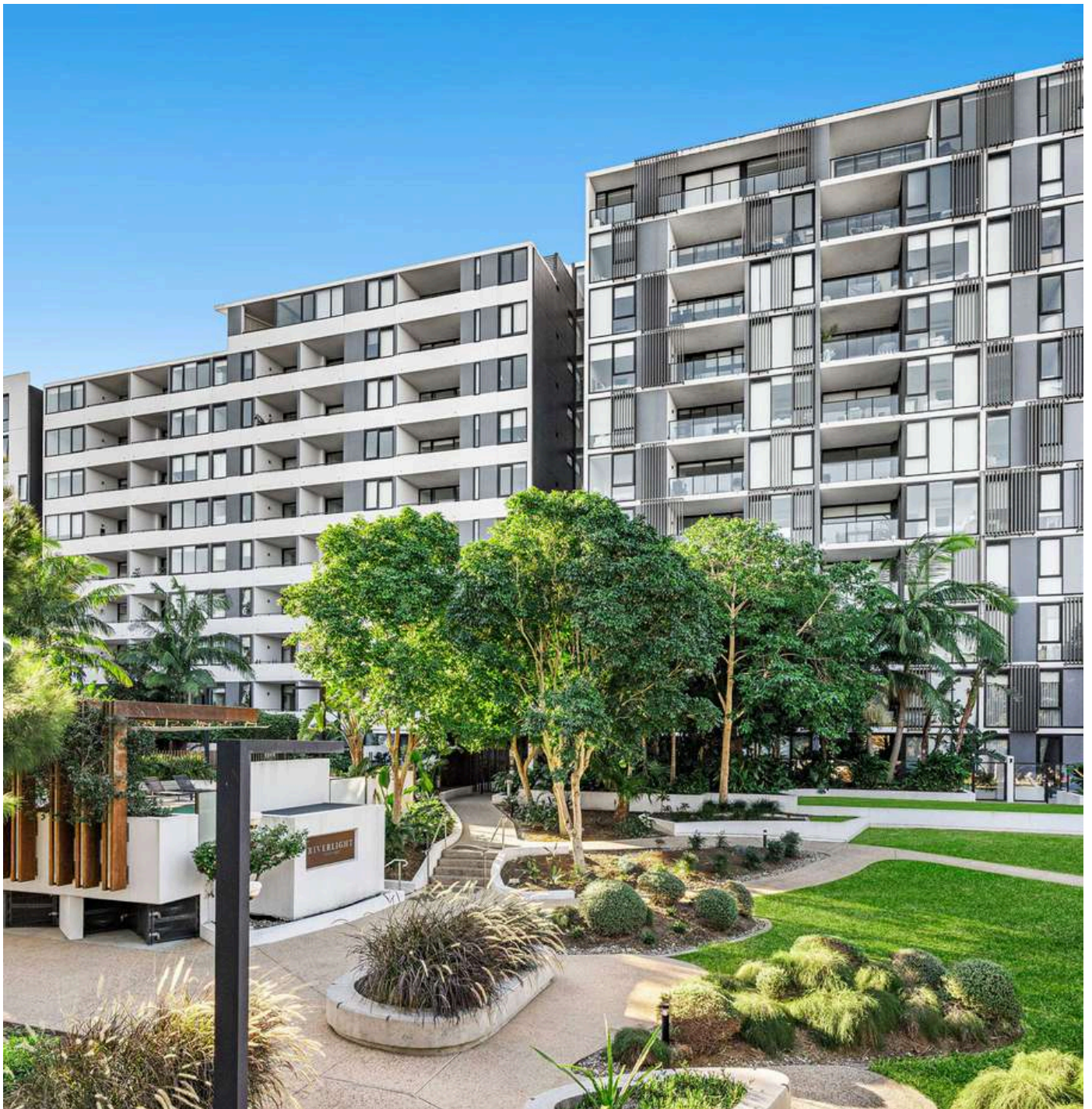
MAKE THIS HOME
YOUR DREAM

10816/320 Macarthur Avenue, Hamilton

CONTEMPORARY COMFORT WITH RESORT-STYLE LIVING IN A PRIME LIFESTYLE LOCATION

Enjoy low-maintenance living and modern convenience in this stylish two-bedroom apartment set within the sought-after Riverlight complex at North Shore.

Positioned on level 8 within a vibrant riverside community, this residence offers an easy-care lifestyle in the heart of the thriving Hamilton Reach. Enjoy effortless access to riverside walkways, parks, and recreational green spaces — perfect for professionals, downsizers, or investors seeking a low-maintenance home in a thriving, nature-rich precinct.



Inviting All Offers

FEATURES:

- Positioned on Level 8 of the East Tower in Riverlight
- Designer kitchen with bulkhead, reconstituted stone benchtops & splashback, soft-close cabinetry & Bosch appliances throughout
- Bosch 60cm electric oven, gas cooktop with cast iron trivets, slimline rangehood & built-in 60cm Bosch dishwasher
- Two generous bedrooms with mirrored built-ins, custom laminate joinery with soft-close drawers + open shelving
- Spacious bathroom featuring full-height tiled shower, semi-frameless glass screen, mirrored cabinet & chrome finishes
- Internal laundry with ceramic tile splashback & wall-mounted dryer
- Enclosed outdoor living area with leafy glimpses toward the Brisbane River, Gateway Bridge & Royal Queensland Golf Club
- Split-system air-conditioning to living area & both bedrooms
- Wool blend carpet in living & bedroom spaces
- Tiled flooring in kitchen, bathroom & laundry
- Quality chrome hardware throughout
- 2.6m ceiling height for added light and space
- Energy-saving green switch system for one-touch control
- Single secure car space with storage unit

Combining stylish finishes, everyday comfort, and access to resort-style amenities, this apartment presents an exceptional opportunity to enjoy low-maintenance living in one of Brisbane's most vibrant riverside communities.

Proudly presented by Kate Butt – contact Kate 0452 458 483 today to arrange a viewing and secure your new lifestyle.





FEATURES:

Property Attributes

2 BED • 1 BATH • 1 CAR

Developer

Frasers Property

Builder

Tomkins Commercial & Industry Builders

Built: 2018

Community

Riverlight (East)

Flooring

Tiled Kitchen, Bathroom & Laundry + External Areas

Carpeted Living & Bedrooms

Investment Snapshot

Rental Appraisal: Approximately \$680 - \$750

Council Rates: Approximately \$448.10 each quarter

Body Corporate: Approx. \$5,621.54 per year

(Admin Fund \$4,791.57 + Sinking Fund \$829.97)

Body Corporate Balances: \$1,305,808.80

(Administrative Fund \$517,311.84 + Sinking Fund \$788,496.96)

School Catchment

Hamilton State School

Aviation High, Hendra

Kitchen & Appliances

Bosch Oven

Bosch Cooktop

Euromaid Front Recirculating Slide out Range hood

Bosch Semi Integrated Dishwasher

Soft Close Drawers

Climate Control

Split System Airconditioning

Internet

Pre-wired via the Opticom system for phone, internet, free-to-air & Foxtel

FEATURES:

Gas

Cooktop only

Electricity:

240-volt single phase power supplied to appliances & General Purpose Outlets (GPO's)
Individual Electricity supply is provided through Energex via Origin Energy

Access

Secure fob access to entrances, car park, floors

Utilities

Eco-minded 'green switch' - quick, easy way to turn off lights, fans & airconditioning as you exit

Facilities

20m lap pool

Gym

Dining Room

BBQ area

Services

MYBOS Resident Portal:

- Book Facilities: Lift for moving in or out, reserve the community dining room & BBQs
- Property Documents: Access helpful guidelines, By-laws & other important docs
- Caretaker Communication: Receive important info directly from the Caretaker
- Business Directory: Find contact info for contractors who frequently support the onsite team & are familiar with the property
- Renovation Documents: Access documents that assist with minor renovations (paint colours & other materials used)
- Maintenance Requests

Development on Angora Road

153-bed residential aged care facility

6 levels in total

Completion Date: August 2026



Buyer Hub

Register for the Buyer Hub

Make an offer easily online, stay up to date with property announcements & view property documents by scanning the QR code or click [here](#).



Submitting an Expression of Interest (EOI)

To express your interest in the property, complete the offer form available on the sale listing. This is not legally binding. You will need to provide the following details:

- Personal Details: Full legal name, email address, phone number, and current address
- Solicitor Details
- Offer Details:
 - Offer amount
 - Deposit details
 - Any conditions (e.g., finance, building & pest inspection)
 - Preferred settlement period

Presentation of Your Offer

Once completed, your offer will be formally presented to the vendor for consideration.

Competitive Offers and Contract Preparation

If your offer is considered competitive, we will transfer your EOI details onto an REIQ Contract of Sale – a legally binding document formalising your offer. If the property is subject to multiple offers, we will notify you.

Signing the Contract

You will receive the contract electronically for signing. Once signed & returned, your offer will be formally submitted to the seller.

Negotiations and Contract Finalisation

Negotiations may occur during this process. The contract only becomes legally binding once both parties have signed.

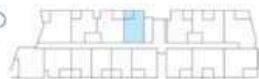
The Location:

- Resident amenities include a 20-metre lap pool, resort-style double-height lobby & atrium, gym, dining room & BBQ area
- Secure apartment with fob access to entrances, car park, building floors
- On-site management
- Located in Riverlight North – part of Frasers Property's masterplanned Northshore community
- Surrounded by lush riverfront parklands & the Royal Queensland Golf Club
- Walk to Riva Café, Northshore Riverside Park, Eat Street & Portside Wharf dining & shopping precinct
- Public transport at your doorstep – with the Northshore CityCat terminal, Macarthur Avenue and Northshore Ferry Stop bus stops, plus more nearby transit options





Lap pool
Gymnasium
BBQ area
Dining room (Level 1)
Landscaped common areas
Rainwater-fed garden irrigation
Solar panels for common areas



FLOOR LAYOUT

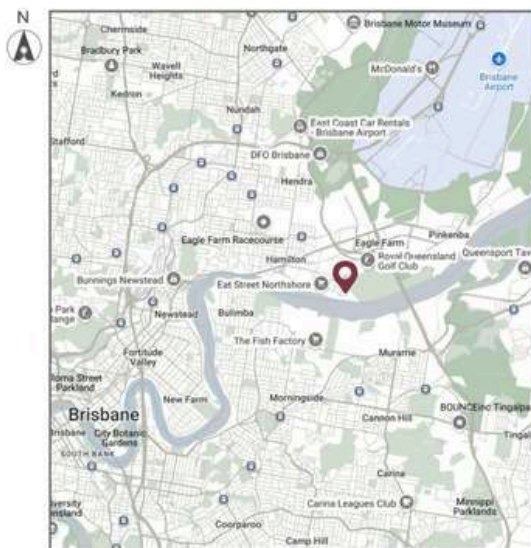
AMENITIES

Level 8 | Building 1

10816 / 320 Macarthur Avenue, Hamilton

Nearby Attractions

Brisbane CBD – 6.5 km
Brisbane Airport – 7 km
Northshore Riverside Park – 200 m
Eat Street Northshore – 300 m
Portside Wharf – 1.5 km
Bretts Wharf Ferry Terminal – 1.6 km
Racecourse Road – 1.7 km
Hercules Street Park – 1.7 km
Royal Queensland Golf Club – 1.8 km
Eagle Farm & Doomben Racecourse – 2.2 km



LOCATION MAP

67 m²

2 Bed

1 Bath

1 Car

Living/Dining 4.2m x 3.0m

Bedroom 1 3.0m x 3.0m

Bedroom 2 3.0m x 3.0m

Internal: 58 sqm

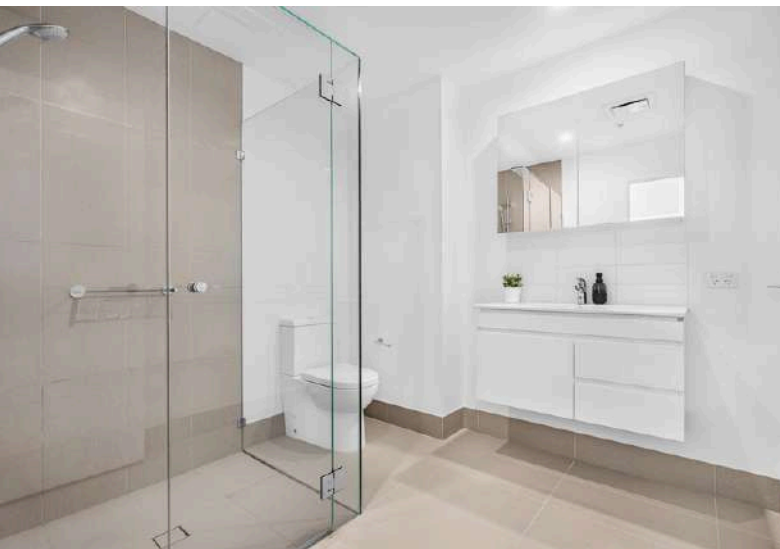
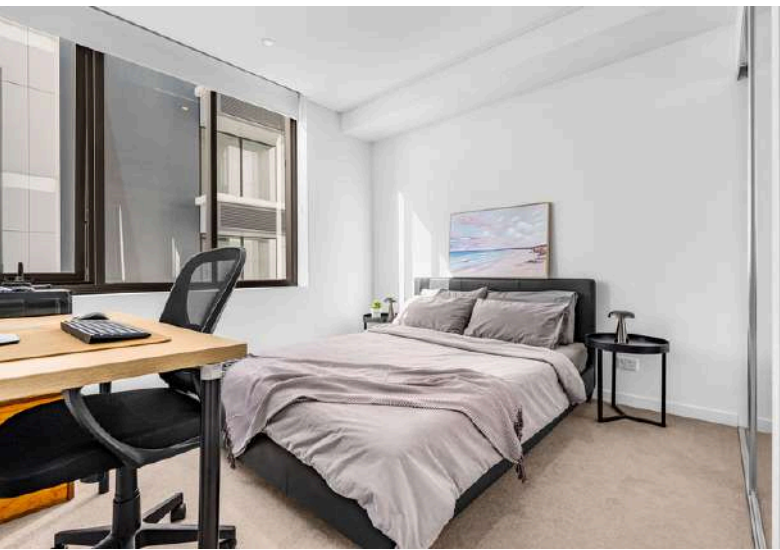
External: 9 sqm

Total: 67 sqm



Kate Butt
0452 458 483

Disclaimer: This floor plan is intended for marketing and illustration purposes only. All dimensions are approximate and subject to change. Fixtures, fittings, and furnishings shown are for visual representation only. No responsibility is taken for errors or omissions.



Comparable Sales

10816/320 Macarthur Avenue, Hamilton | 2 bedroom • 1 bathroom • 1 car



3310/126 Parkside Circuit, Hamilton, Qld 4007

realtor.com.au

3310/126 Parkside Circuit, Hamilton

2 bedroom • 1 bathroom • 1 car

73m²

Built: 2014

\$710,000

Sold on 16 Apr 2025



5206/331 Macarthur Avenue, Hamilton, Qld 4007

realtor.com.au

5206/331 Macarthur Avenue, Hamilton

2 bedroom • 1 bathroom • 1 car

88m²

Built: 2015

\$765,000

Sold on 12 Dec 2024



20905/320 Macarthur Avenue, Hamilton, Qld 4007

realtor.com.au

20905/320 Macarthur Avenue, Hamilton

2 bedroom • 1 bathroom • 1 car

71m²

Built: 2021

\$775,000

Sold on 4 July 2025

KATE BUTT

0452 458 483

LEAD AGENT

kate@katebuttproperty.com.au



Genuine / Proud / Resilient / Approachable

Real estate is about people, dreams, and new beginnings. At the heart of everything I do is a hands-on, relationship-driven approach that ensures my clients feel confident, informed, and supported every step of the way.

I have built my career on integrity, professionalism, and exceptional service. I understand that buying or selling a home is one of life's biggest decisions, and I'm here to make the process as seamless and stress-free as possible. My approach is built on trust and clear communication, ensuring that every client feels valued and empowered.

While I work tirelessly to achieve the best results for sellers, I also provide genuine support and guidance to buyers—striking the perfect balance between delivering top outcomes and fostering meaningful connections.

With a resilient and hands-on approach, I navigate challenges with ease, ensuring that every transaction is not only smooth but also rewarding. At the heart of Kate Butt Property is a dedication to delivering refined yet approachable service, combining market expertise with a personal touch that turns real estate goals into reality.

Let's make your property journey effortless, exciting, and successful—together.





What's my *Property* *Worth?*



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property estimate

KATEBUTT *property.com.au*



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