

Sold



Unit 1309/70 Mary St, Brisbane City



"LIVE OR INVEST JUST OUTSIDE THE CROSS RIVER RAIL IN THE HEART OF THE CBD"

Live in the heart of the CBD for all the conveniences and just outside the soon to be completed Cross River Rail Station.

Or Invest here where there is literally no more land to build and rental returns are high.

1309/70 Mary Street is at the heart of Brisbane's Central and Financial District.

The apartment has 1 bed, 1 full study, 1 bath (with an actual bath), living area, kitchen and an internal laundry. Total area 52m². THE APARTMENT IS CURRENTLY VACANT.

Included in the sale are the furniture and finishings (fully furnished).

Set in a hotel environment with Mantra hotels manning the reception, providing additional security and luxury at the lobby ground level.

Apartment Features:

- 1 bed, 1 bath, full study with door, kitchen and internal laundry

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Price SOLD for \$433,000

Property Type Residential

Property ID 1089

Floor Area 52 m²

AGENT DETAILS

Eric Wan - 0412 829 255

OFFICE DETAILS

iSale Property - Eight Mile Plains
2497 Logan Rd Eight Mile Plains,
QLD, 4113 Australia
(07) 3219 8500



- Tiles in living area
- Carpets in bedroom
- fully furnished
- north aspect at the living area
- bedroom has a north east aspect
- study / office is positioned close to the entrance of the apartment
- the kitchen has gas stove and oven
- ducted airconditioning throughout
- intercom unit to facilitate visitors' call

Furnitures and appliances included in the sale :

- lounge sofa , television stand, coffee tables, table and chair set at dining area, double bed , bedside tables , curtains, wall art paintings.
- television set, refrigerator, microwave oven, clothes dry, washing machine, dishwasher, pots and pan, cups and glasses.

External features:

* Lap pool, gymnasium, BBQ and leisure areas, vistors parking

Body corporate , rates and rents:

- Body corporate fees : \$6,756 a year (\$1,689 per quarter or \$130 a week)
- Sinking fund balance : \$2,064,766 as at 4/11/24
- Brisbane City Council rates: \$2,032

Rent returns : 6% + , Rent appraisal : \$550 to \$590 a week

Distance score:

- Just outside the soon to be completed Cross River Rail Station
- short walk to : Queensalnd University of Technolgy; Botanic Gardens; the exciting Queens Wharf with the Star Grand Hotel, Star Casino, Dorsett Hotel, Queens's Wharf Residences; Brisbane River Loop and Riverline- river walk and bicyle track; Central Train Station; City Bus way, shops, supermarket and all conveniences

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