

Sold



Unit 3109/70 Mary St, Brisbane City



LIVE ON LEVEL 39 WITH VIEWS OF BRISBANE RIVER

Live on Level 39 with views of Brisbane River and William Jolly Bridge.
Or Invest here where there is literally no more land to build - ensuring continuing capital growth - and rental returns are high.

Positioned at the heart of Brisbane's Central and Financial District . Close to the beating heart of Brisbane's entertainment scene - the Howard Smith Wharfs and Brisbane's newest Entertainment Precinct - Queens Wharf. Just outside the soon to be completed Cross River Rail Station.



The apartment is very well maintained and has 1 bed , 1 bath (with an actual bath) plus study (full study with door) and an internal laundry .Total area 52m2.

THE APARTMENT IS PRESENTLY 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  1

Price SOLD for \$448,000

Property Type Residential

Property ID 1090

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



- 1 bed, 1 bath , study, kitchen and internal laundry
- Tiles in living area
- Carpets in bedroom
- fully furnished
- north aspect at the living area : views to Brisbane River and Kangaroo Point
- 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
- 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

External features:

* Lap pool, sauna, 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 per annum

Rent appraisal : \$550 to \$590, furnished a week (represnting return approx 6%+ p.a)

Distance score:

- Just outside the soon to be completed Cross River Rail Station
- short walk to : Queensland University of Technolgy; Botanic Gardens; Howard Smith Wharfs restaurants and pubs; 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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