

Sold



Unit 2410, 70 Mary St, Brisbane City



## OPPORTUNITY TO BUY IN THE HEART OF BRISBANE'S CBD

This is a precious opportunity to Live in Brisbane City's prime location.



Or Invest here where there is literally no more land to build - ensuring continuing capital growth - and high rental returns , currently at 6% p.a approx.

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 clean and well maintained and has 1 bed , 1 bath ( with an actual bath) and large enough to include the laundry, plus study ( actual study with door). Total area 53m2.

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Price SOLD for \$440,000

Property Type Residential

Property ID 1105

Floor Area 53 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



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 plus laundry, study, living and dining areas and kitchen
- Tiles in living area and kitchen. Carpets in bedroom
- Fully furnished
- North - East aspect at the living area : views to City and plenty of natural light and ventilation into the apartment.
- Bedroom has a north east aspect
- Study / office has a door for privacy and is positioned close to the entrance of the apartment to facilitate convenience where used as an office.

\* The bathroom has shower and an actual bath and is large enough to include the laundry ( clothes washing machine and electric clothes dryer are included).

- The kitchen has gas stove and oven plus dish washer, refrigerator , microwave oven and cutleries
- The dining area has dining table
- The bedroom has a queen / double bed and bedside table and curtains
- The living room has comfortable sofas, television and curtains
- Ducted air conditioning
- Intercom unit to facilitate visitors' call
- NBN internet is available.

#### External features:

\* Lap pool, sauna, gymnasium, BBQ and leisure areas, visitors parking

#### Body corporate , rates and rents:

- Body corporate fees, include Sinking fund and insurance : \$7,029 a year ( \$1,757 per quarter or \$135 a week)
- Sinking fund balance : \$2,002,098 as at 29/1/25
- Brisbane City Council rates: \$2,030 per annum

Tenancy : The current tenancy ends on 23 March 2025.

Current Rent is \$520 a week.

#### Distance score:

- Just outside the soon to be completed Cross River Rail Station
- short walk to : Queensland University of Technology; 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 bicycle track; Central Train Station; City Bus way, shops, supermarket and all conveniences such as banks, Post Office, etc.

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