







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

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 gueen / 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 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 bicycle track; Central Train Station; City Bus way, shops, supermarket and all conveniences such as banks, Post Office, etc.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.