



111 Mary St, Brisbane City



## INVESTORS DREAM - DON'T MISS OUT

Welcome to luxurious city living at the upper floor of the 5 Star Westin Hotel!!

There is no doubt the convenience of living in the city, short walks to shopping mall, casino, botanic garden, riverside restaurants and Sunday market, are very appealing to tenants. With a long term tenant in place until 17/10/23 paying \$470 p.w., this investment unit is not to be missed. The current market rent is more like \$550pw.

With Brisbane now officially to host the Olympic in 2032, investment on infrastructure is massive which no doubt will push up property prices. A new train station is currently under construction on Albert Street. A new Queens Wharf Casino and Entertainment precinct, new public recreational facilities, new pedestrian bridge to South Bank and river boardwalks are all under construction and within walking distance.

This residence features:

1 1

Price	SOLD
Property Type	Residential
Property ID	691
Floor Area	58 m2

### AGENT DETAILS

Carlos Lim - 0430 883 963

### OFFICE DETAILS

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



- Open plan living and dining spaces that opens to the alfresco balcony.
- A modern kitchen with stone benchtops, oven, gas cooking and dishwasher.
- One large bedroom with built-in wardrobes.
- Separate secured access to residents
- Residents only access rooftop swimming pool, gym and BBQ entertainment area overlooking Brisbane river
- Rooftop meeting room and resident lounge to host a party or simply business meeting
- Body corporate levy \$85 p.w and Council Rates: \$451 per quarter

#### Location Features:

- 50m to the new Train Station at Albert Street (under construction)
- 300m to the Queens Wharf Casino and Entertainment precinct (under construction)
- 7min walk to QUT University Gardens Point Campus
- 5 min walk to Queens Street Mall
- 4 min walk to Eagle Street waterfront dining precinct
- 6 min walk to Botanic Garden

Don't miss out on this rare investment opportunity with over 6.0% gross rental yield. Call Carlos Lim or Charless Lee now to arrange an inspection.

Property Code: 691

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.