

Sold

Unit 11409, 22 Merivale St, South Brisbane



## INVESTORS DREAM - SET AND FORGET

Located in the centre of the Brisbane Cultural Precinct and South Bank Parklands, this is an excellent apartment for investors looking to snap up Brisbane real estate before the price increases or for modern professional owner occupier alike.

This spacious modern one-bedroom covers an area of 55.5m<sup>2</sup> and designed to amaze. This apartment offers an open plan living and dining areas joint together effortlessly and open onto an enclosable glass sunroom which leads out further towards the open air balcony.

Residents of the IVY and EVE can take advantage of the wide range of amenities in the building which include infinity lap pool, yoga studio, state of the art gym, dining area with BBQ and pizza oven, games room with private bar, and teppanyaki BBQ area.

Location Features:

- Walking distance to trendy Fish Lane Precinct and Grey Street Dining

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Price	SOLD
Property Type	Residential
Property ID	700
Floor Area	55.50 m <sup>2</sup>

### 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



Precinct with various restaurants, cafes and bars.

- West Village precinct is within walking distance with Harris Farm Market, Woolworths and Coles across the road

- Walking distance to Southbank Parklands

- Walking distance to Brisbane State High School

- Walking distance to Cultural Centre Busway Station and South Brisbane Train Station

- Brisbane CBD is just 1.5km away

Rental is extremely strong in this area with very low vacancy rate.

Currently tenanted at \$510pw with lease in place until 02/09/23. With a low Body Corporate Fees of \$70pw, this property offers huge benefits to investors.

Don't miss out. Call Carlos Lim or Charles Lee for an inspection.

Property Code: 700

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