

10/446 Ann Street, Brisbane City, Qld 4000

BRISBANE INNER CITY RENTALS

Unit For Rent

Sunday, 21 April 2024

10/446 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 195 m2

Type: Unit



Deborah Kuchler
0418726622



Donna Kuchler

\$895 per week

Set quietly at the back of this boutique building overlooking Perry Lane and sharing the fifth podium floor with just two other residences, this home is the epitome of indoor-outdoor living. The first thing that strikes you with this property is the gorgeous northwest-facing entertaining terrace (~100sqm), offering a trifecta of sunshine, covered dining and two built-in lounge areas. Internally, residents are treated to a full-size open plan kitchen, living and dining space with the kitchen featuring gas cooking, stone benchtops, stainless steel appliances and an abundance of storage. Two queen-sized bedrooms are well separated at either end of the home and both open directly out onto the terrace. The master bedroom features an ensuite whilst a main bathroom with bath, and separate WC service the second bedroom and living spaces. Laundry facilities with separate sink and cupboards in the main bathroom, secure undercover parking space (closest space to the lift) and rooftop pool, gym and sauna complete the picture. Recently refurbished with hybrid floors, newly painted and new ceiling fans and modern lighting, this property presents a unique lifestyle proposition being located mere steps across Perry Lane to the Spring Hill Marketplace, home to Woolworths, Snap Fitness, Vintage Cellars, Priceline, and the popular Crypto Coffee house. A 10-minute walk in either direction will have you in the heart of Fortitude Valley or Queen Street Mall and Eagle Street Pier, while Howard Smith Wharves and the River Boardwalk are less than 5 minutes on foot. Other key features:

- Each zone of the home is separately air conditioned (each bedroom, and main living area) and features plenty of storage space.
- Surrounded by some of the finest schools Brisbane has to offer (All Hallows, St Joseph's Gregory Terrace, St James College, Boys and Girls Grammar and Brisbane Central are all within 1km, whilst New Farm State School is also very close).
- Both Central Station and Fortitude Valley Station are less than a 10-minute walk away, and a vast selection of bus routes along Ann St and Queen St make public transport a breeze.
- Airport Link and the M1 are both 5 minutes by car.
- Boutique CBD apartment complex of just 41 apartments so no waiting long for lifts.

Available Now \$895 a week unfurnished with white goods | \$950 a week furnished. Phone Deborah Kuchler on 0418726622 (7 days) for an inspection or come to one of our open homes.