

1008/79 Albert Street, Brisbane City, Qld 4000



Sold Apartment

Monday, 14 August 2023

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Bedrooms: 1

Bathrooms: 1

Type: Apartment

\$368,000

Located in the heart of the CBD, this rare oversized 73sqm apartment offers convenient city living on the 10th floor of the popular River City Apartments on Albert Street. With plenty of windows throughout, this apartment is especially welcoming. The large glass sliding doors from the living/dining area provide an abundance of natural light and breeze throughout and provide a seamless transition from indoor to outdoor living onto the spacious 20sqm balcony. This property is perfect for your ideal pad for vibrant city living or to secure as a high returning investment with long-term growth potential. River City Apartments is a modern and tightly held complex located in the very heart of the Brisbane CBD. As there are many owner-occupiers in this building, this remains one of the most sought after buildings in the City! This is a very well maintained building with a healthy sinking fund. The apartment is only 1 minute walking distance to the new Albert Street Station, which is scheduled to open next year and will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top> It is also only 3 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link - <https://brisbanedevelopment.com/queens-wharf-precinct/> In addition, the Brisbane City Council's Albert Street precinct renewal strategy will see this area transformed into a thriving city precinct where commuting is easy and the streets are alive with greenery, dining, shopping and inspiring art.

Property Features:- Stylish main bedroom with mirrored built-in wardrobe and balcony access- Modern well-appointed bathroom- Great sized entertaining balcony with city and street views- Modern open plan living- Plenty of natural light and breeze throughout- Stunning kitchen with large island and stone benchtops- Ample space in pantry and storage in kitchen- Separate concealed internal laundry- Split system air conditioning for both heating and cooling- Total living of approximately 73sqm (internal 53sqm, balcony 20sqm) on Level 10- Rental potential of \$630 per week unfurnished and \$680 per week fully furnished to long term tenants

Building Features:- Pool- Spa- Sauna- BBQ Facilities- Gym- Onsite management- Security access system- Bicycle rack in basement

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit - <https://firb.gov.au/> to ensure that you are in a position to buy. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.