

**1017/9 Edmondstone Street, South Brisbane, Qld  
4101**



**Apartment For Sale**

Friday, 14 June 2024

1017/9 Edmondstone Street, South Brisbane, Qld 4101

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



Ethan Petrie  
0419232414

## Auction

This exceptional residence boasts an oversized two-bedroom main unit with a fully self-contained studio attached, offering a unique and versatile dual living arrangement that is sure to impress the most discerning buyer. Step inside this impeccably designed apartment to discover a spacious and elegantly appointed living space that exudes sophistication and style. The main unit features two generously sized bedrooms, a modern kitchen with high-end appliances, and a light-filled living area that opens to a private balcony. The attached self-contained studio adds an extra layer of versatility to this residence, providing a separate living space complete with its own kitchen, bathroom, and bedroom. Ideal for accommodating guests, extended family members, or as a potential rental opportunity, this studio offers endless possibilities for its new owner. Rates: \$480 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,600 p.q approx. Current market rental appraisal - 1017A: \$500 - \$550 per week 1017B: \$800 - \$850 per week Currently rented for \$5,400 per month The prime location also offers easy access to a variety of dining, shopping, and entertainment options, ensuring a vibrant and dynamic lifestyle for its occupants. Residents of this prestigious building enjoy access to a range of world-class amenities. From a fully equipped fitness centre to a luxurious swimming pool and fantastic onsite managers, every aspect of modern living has been carefully considered. In-Room Auction Location: Ray White West End (5/156 Boundary Street, West End) Thursday 4th July 2024 at 11am Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.