

**10601/1 Cordelia Street, South Brisbane, Qld 4101**

**SONG**  
PROPERTIES

**Apartment For Sale**

Sunday, 31 March 2024

10601/1 Cordelia Street, South Brisbane, Qld 4101

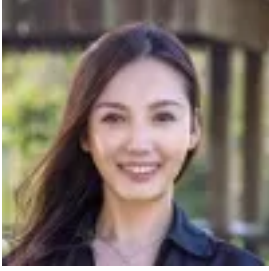
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 112 m2**

**Type: Apartment**



Natalie Chow

0415888916

## For Sales

Experience unmatched luxury in this stunning 2-bedroom, 2-bathroom residence in Brisbane One, Tower 1, complete with secure parking and expansive indoor living areas, along with a substantial balcony. Premier City Living or Lucrative Investment Opportunity: Positioned in the vibrant heart of Brisbane City, this apartment offers urban sophistication at its finest. Apartment Features: Bright and Spacious: Flooded with natural light, the open-plan layout seamlessly connects the living and dining areas, perfect for relaxation and entertainment. Modern Kitchen: Fully equipped with contemporary appliances and ample storage space. Comfortable Bedroom: Featuring built-in wardrobes for added convenience. Elegant Bathroom: Designed with modern fixtures, including both a shower and bathtub. Exclusive Resident Amenities: Leisure and Fitness: Take advantage of luxurious facilities such as a 25-metre lagoon pool, two spas, saunas, three plunge pools, a fully equipped gym, and a dedicated playroom for children. Social and Entertainment Spaces: Enjoy alfresco dining with barbecue facilities, a Level 7 recreation deck, and a private theatre room for exclusive movie nights. Prime Location Advantages: Cultural and Recreational Attractions: Just a short walk from Queensland Art Gallery (400m), Southbank Parklands, and various cultural landmarks. Convenient Transportation: Proximity to Melbourne Street bus stop (650m) and South Brisbane Train Station (700m) ensures easy commuting options. Education and Leisure Facilities: Nearby Brisbane State High School (800m), Queensland Museum, and a diverse range of educational, leisure, and retail opportunities within the CBD. Investment Highlights: Strong Rental Returns: Benefit from a guaranteed monthly income of \$3,200 thanks to long-term leases. Moreover, there's a promising potential to increase earnings to between \$4,000 and \$4,500 per month through the strategic use of short-term rentals. With the estimated weekly rental income positioned between \$850 and \$900, this investment stands out as particularly lucrative. Current Rental Situation: As of now, the property generates \$725 per week under a lease that extends until the 8th of January, 2025. This stable income serves as a solid base, with room to grow revenue through adjusted rental strategies post-lease term. Ongoing Costs: Body corporate fees are \$4,200 per year, with rates at \$480 per quarter, reflecting the value and quality of facilities and services provided.