

**10806/52 Manning Street, South Brisbane, Qld 4101**

**SONG**  
PROPERTIES

## Apartment For Sale

Wednesday, 1 May 2024

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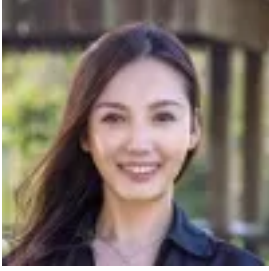
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 91 m2**

**Type: Apartment**



Natalie Chow

0415888916

## Welcome all offers

Don't miss the opportunity to explore this highly sought-after apartment in a prime spot. Within a convenient 10-minute walking distance to Brisbane State High School and just 4 minutes away from Fish Ln South Brisbane, this property boasts an array of features that make it truly stand out.

**Key Features:**

- Spacious Living:** Enjoy a generous living area with stunning timber floors, high ceilings, and ducted air-conditioning.
- Modern Kitchen:** The open-plan stone kitchen features a gas cooktop, breakfast bench, and ample cupboard space.
- Scenic Balcony:** Relax on the large balcony with breathtaking views of striking Mt Coot-tha sunsets.
- Comfortable Bedrooms:** Both bedrooms are generously sized and equipped with new high-quality wooden carpet, built-ins, and ceiling fans.
- Natural Light:** Big double glass sliding doors open onto the balcony, maximizing natural light and providing a stylish ambience.
- Chic Bathrooms:** Stylish bathrooms feature floor-to-ceiling tiles, a neutral colour scheme, and a spacious shower in the ensuite.
- Building Amenities:** On the third level, residents and guests can access a recreational deck with a swimming pool, sauna, and gym for exclusive use.

**Additional Information:** Body Corp: \$1,580/Quarter Council Rate: \$480/Quarter Expected Rental: \$900-\$950/week, with short-term potential netting over \$4,000 monthly.

**Location Highlights:** This property is conveniently situated near local cafes, restaurants, Brisbane State High catchment, Mater Hospital, Southbank, and a short walk into the CBD.

**Local Hotspots:** 10 minutes walk to Brisbane State High 4 minutes walk to Fish Ln 7 minute's walk to West Village Harris Farm Market 7 minutes to Culture Centre South Brisbane 3 minutes to the Brisbane Convention and Exhibition Centre 5 minutes to Musgrave Park 5 minutes drive to Mater Hospital

Whether you're looking for a perfect downsizer or a top-of-the-range investment, this high-floor apartment with safe aspects will impress. Please call 0415888916 for the inspection!