

**10910/1 Cordelia Street, South Brisbane, Qld 4101**



**Apartment For Sale**

Thursday, 14 March 2024

10910/1 Cordelia Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Peter Evans  
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## Offers Over \$749,000

\* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb

\* Inspection Information: For open homes and private inspections, meet at the front of Tower 1 located on Peel Street. Embrace the epitome of urban living with this stylish 2-bedroom apartment, situated in the heart of South Brisbane. Offering more than just a prime location across the bridge from the CBD, this residence promises excellent rental returns, currently leased through to February 2025 at \$880 per week. Step onto your private balcony to soak in breath-taking city views, while the open kitchen and dining area beckon for entertaining. Enjoy spacious bedrooms that provide a serene retreat, all within easy reach of local amenities including restaurants, cafes, and vibrant nightlife.

**Apartment Details:** Level 9 of 3478m<sup>2</sup> Fully furnished Open modern kitchen with stainless steel appliances Spacious lounge/dining area with timber flooring Ducted air-conditioning and ceiling fans Floor to ceiling windows in both bedrooms Fitted wardrobes and extra internal storage Master bedroom with ensuite Internal laundry Private carpark

**Building Features (Brisbane 1 Apartments):** Built in 2016 approx Visitor parking Secure fob-key access 3 towers with 608 lots in total Recreation deck on level 7 with lagoon pool, sauna, BBQs and gym Rooftop terrace with 2x BBQ areas and 2x plunge pools Yoga zone

**Location:** West Village (Harris Farm, Woolworths, Soak Bathhouse) - 5 min walk South Bank (GOMA) - 6 min walk South Bank Beach - 5 min cycle South Brisbane Station - 8 min walk City Cat Terminal - 12 min walk Coles West End - 5 min walk West End Markets - 15 min walk Aldi West End - 5 min drive Suncorp Stadium - 7 min drive Roma Street Parkland - 7 min drive Brisbane CBD (Queens Plaza) - 5 min cycle QUT Gardens Point - 12 min cycle Brisbane Airport - 18 min drive

**School Zones:** West End State School (Prep to Year 6) - 5 min drive Brisbane State High School (Year 7 to Year 12) - 4 min drive

**Rent:** Currently tenanted until 26th February 2025 for \$880.00 per week

**Rental Appraisal:** \$880.00 - \$900.00 per week furnished

**Costs:** Body Corp Fees - \$1,109.36 per quarter approx (Includes admin, sinking funds and building insurance) Council Rates - \$485.00 per quarter approx Water Rates - \$300.00 per quarter approx

Interested in making an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/bdiH9>

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