

**1105/108 Margaret Street, Brisbane City, Qld 4000**

**Unit For Sale**

Monday, 22 April 2024

1105/108 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



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## FOR SALE

Investors, you will LOVE this! It's a studio apartment with kitchenette and ensuite bathroom, situated within walking distance of public transport, shopping precincts, cafes, restaurants, nightclubs, takeaways, gyms, universities, South Bank and so much more. Located on the 11th floor, it offers city views through the large window which allows in tons of natural light. The apartment itself features a spacious living/dining area plus bedroom space with chest of drawers and built-in wardrobe. Fully self-contained, the kitchenette is equipped with a single hotplate, sink, rangehood, bench and storage space. Meanwhile the ensuite bathroom features a shower, toilet, vanity with storage, and large wall mirror. 24-hour security provides peace of mind for residents, with swipe card access required in the evenings. The building's many residential facilities include a swimming pool, BBQs and outdoor dining facilities. Bike storage is available, which is highly appreciated by cyclists, especially given the many kilometres of riverside cycling and walking paths. Residents also have access to the huge commercial kitchens, complete with microwaves, stoves/ovens, dishwashers and a communal dining space. There are also indoor and outdoor dining areas, a large TV room with Foxtel, and a library/games room with board games. As for the location, well it can hardly be beaten. Public transport nearby includes buses, trains and the iconic CityCat ferries. The Queens Wharf development is a mere 300m away, increasing this property's potential for the future. There is a café on the ground floor for the ultimate in caffeinated convenience. All within walking distance are South Bank, the Cultural Centre, QPAC, GOMA, the State Library, QUT Gardens Point campus, the Botanic Gardens, Queens Plaza and Uptown shopping centres, multiple pedestrian bridges and so much more. Howard Smith Wharves recreational precinct is just 1.7km away. As a residence, this apartment is perfect for a student or for anyone needing a CBD base. Alternatively, it makes a smart investment to add to a portfolio. Call agent Andi Kovalcek today on 0450 240 518 to book an inspection and see for yourself how much is on offer for the resident to enjoy. Features you'll love:

- 1 bed, 1 bath
- Level 11 studio apartment
- Kitchenette
- Dining space
- Bedroom area with large window, ceiling fan, built-in wardrobe and chest of drawers
- Ensuite bathroom
- City views

Building/complex:

- Swimming pool
- Elevators
- Onsite security and intercom
- Multiple communal areas for socialising and studying
- BBQ facilities and outdoor dining
- Bike storage racks
- Resident lounge with Foxtel TV, study benches, dining tables and chairs, full kitchen facilities with ovens and dishwashers
- Laundry room with coin operated washers and dryers, and ironing facilities

Location:

- Handy to QUT Gardens Point, Queen St Mall, Botanic Gardens, River Stage, King George Square
- Walk to 'Uptown' (cinemas, shops, food court)
- 300m from Queens Wharf Casino
- Walk to Southbank, Cultural Centre, State Library, GOMA, QPAC
- Public transport: trains, buses, CityCat ferries
- Lots of dine-in and takeaway food outlets within walking distance
- Close to kilometres of riverside walking and cycle paths

Currently tenanted until 30 September 2024. If this property is not sold by the 9th May 2024, it will be going to Auction from 4:00pm on the 9th May at Harcourts Connections at 217 Stafford Road, Stafford and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out!

Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering."