

**1105/88 Waldheim Street, Annerley, Qld 4103**

Place. 

## Unit For Sale

Wednesday, 1 May 2024

1105/88 Waldheim Street, Annerley, Qld 4103

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 63 m2**

**Type: Unit**



Javier Bacle  
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## UNDER CONTRACT

1105/88 Waldheim St, Annerley 1Bed + study | 1Bath | 1Car For the astute investor or discerning homeowner, 1105/88 Waldheim Street in Annerley stands as a beacon of contemporary design and savvy investment potential. This charming apartment, located in a quiet, leafy enclave, boasts a net return of 5%, presenting a lucrative opportunity for those seeking to expand their portfolio or step into a life of modern ease. Perfectly positioned to capture both the morning sun and cooling afternoon breezes with its optimal north-south aspect, this residence is a standout. Nestled within a complex designed by the esteemed Cottee Parker Architects, it reflects a commitment to quality and comfort. Welcomed into a fluid floorplan, the kitchen is a testament to functional elegance and features quality appliances, smart storage options, and plenty of preparation space. It effortlessly caters to the living, dining, and inviting alfresco space, which is ideal for relaxed evenings or weekend brunches in the sun. Accommodation comprises one generous sized bedroom and a dedicated study, that is serviced by a central bathroom. Within the sanctuary of this apartment, residents will enjoy the seamless blend of style, functionality and common areas that characterise Cottee Parker's vision. Situated just 5km from the pulsating heart of Brisbane CBD, this residence offers the convenience of urban living without the hustle and bustle. With visitor car parking facilities and ample off-street parking, the challenges of city accessibility are effortlessly resolved. Key Features: Prime investment with a solid 5% net return Perfect north-south aspect for optimal living comfort Quiet & verdant setting in a sought-after locale Air-conditioning & ceiling fans Residents BBQ area & yoga lawn Contemporary design by Cottee Parker Architects Only moments to Brisbane CBD for work or play With its combination of style, location, and investment potential, 1105/88 Waldheim Street is the perfect choice for those seeking a modern, low-maintenance lifestyle or a valuable addition to their investment portfolio. This is Annerley living at its finest - smart, stylish, and superbly situated. Embrace the lifestyle or capitalize on the demand for refined living spaces. This is where investment meets innovation. Call me now on 0411 531 996 to secure your private inspection, this fantastic apartment will not last long out there! Disclaimer: Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.