

**1107/108 Albert Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Thursday, 11 January 2024

1107/108 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



John Rohde  
0733693651



Peter Evans  
0733693651

## Offers Over \$655,000

Inspection Information: For open homes and private inspections, meet at front of 108 Albert St foyer entrance (corner of Albert and Charlotte). Discover a one-of-a-kind living experience in the heart of Brisbane CBD with this fully furnished apartment. With a spacious layout, the well-designed kitchen seamlessly connects to the dining and lounge area, providing a chic space for both entertaining and relaxation. Enjoy the added charm of a small private balcony, offering a serene escape within the dynamic city backdrop.

Apartment Details: Sold fully furnished - down to the cutlery! Beautifully renovated  
Allocated car space  
Air-conditioned with ceiling fans  
Modern kitchen overlooking spacious dining/lounge area  
Gas cooktop & stainless steel appliances  
Master bedroom with ensuite  
Internal laundry  
Internal storage + secure storage cage  
Fitted wardrobes in both bedrooms  
Intercom for guest access

Building Features: 41 Levels (level 11)  
400 lots approx. in complex  
5 lifts with split access for different levels (speeds up the wait times)  
Heated play pool plus lap pool  
BBQ areas  
External lounge areas  
Internal residents lounge  
Fully equipped gym  
Sauna with change rooms  
Visitor parking  
24hr reception  
Units can be lived in or rented  
Motorbike parking planned

Location: 4 min walk to Queen Street Mall  
4 min walk to new Queen Wharf ([www.queenswharfbrisbane.com.au](http://www.queenswharfbrisbane.com.au))  
6 min walk to King George Square  
5 min scoot to Howard Smith Wharves ([www.howardsmithwharves.com](http://www.howardsmithwharves.com))  
7 min walk to Eagle Street - ([www.waterfrontbrisbane.com.au](http://www.waterfrontbrisbane.com.au))  
7 min walk to QUT Gardens Point  
8 min walk to Botanic Gardens  
14 min walk to Roma Street Station  
1 min walk to future Albert Street Station ([www.crossriverrail.qld.gov.au/albert-street/](http://www.crossriverrail.qld.gov.au/albert-street/)) - 2027  
11 min walk to South Bank  
22 min drive to Brisbane Airport  
1 hour drive to Gold Coast

School Zones: Brisbane Central State School (Prep to Year 6) - 8 min drive  
Fortitude Valley State Secondary School (Year 7 to Year 10) - 10 min drive  
Kelvin Grove State College (Year 11 to Year 12) - 13 min drive

Rental: Currently rented to 16/09/2024 for \$825.00 per week  
Long Term Letting Appraisal: \$825.00 - \$875.00 per week furnished

Costs: Body Corporate Fees: \$1,795.59 per quarter approx  
Council Rates: \$490.00 per quarter approx  
Water Rates: \$330.00 per quarter approx

Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.