

# 1110/477 Boundary Street, Spring Hill, Qld 4000



## Sold Apartment

Wednesday, 6 March 2024

1110/477 Boundary Street, Spring Hill, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Apartment**

**\$435,000**

Another Johnson apartment under contract by Matthew Groves Inspired by abstract artist Michael Johnson, this luxurious apartment is designed with an ultra modern, artistic and sophisticated elegance and features our most popular one bedroom layout, an abundance of natural light boasting from the floor to ceiling windows, picturesque views of colourful Spring Hill from every room, your own private balcony, triple wardrobe in the bedroom, brand new timber flooring, split system reverse air-conditioning throughout, a gourmet gallery Kitchen with a modern Caesar stone island bench top, ample storage space and state-of-the-art European stainless steel appliances including Miele gas stove top and Omega integrated dishwasher, an internal Laundry room consisting of a dryer and one secure parking space. This apartment would be perfect for an inner city business executive looking for prestigious living, privacy and convenience.

**APARTMENT FEATURES:-** North facing balcony boasting stunning views towards the luscious Victoria Park.- 300m to Victoria Park soon to be the biggest new green space and parkland are in Brisbane; and host to various events at the 2032 Olympic Games.- Ducted air-conditioning- Integrated laundry- Modern kitchen with stone benchtops and Miele appliances including gas cooktop and dishwasher.- Beautiful timber flooring with carpeted bedroom.

**HOTEL COMPLEX FEATURES:-** Outdoor terrace with BBQ facilities and stunning views.- Conference and events rooms and facilities.- Take a dip in the Michael Klim designed 50-meter lap pool or lay poolside on the sundeck.- 24-hour reception and onsite management.- Resident-only designated and secure car space.- Pet friendly complex (subject to body corporate approval)- Stay fit and healthy utilising the onsite fully equipped gymnasium and health club.- Complex security includes security cameras and intercom access.- 300m to both Victoria Park and Roma St Parklands- Lekker bicycle and scooter hire, and public transport at your doorstep.- 8-minute walk to Brisbane CBD.

Body corp is approximately \$1889.50 every 4 months or \$100.54 per week Council Rates are approximately \$1800 per year or \$34.60 per week Water rates are approximately \$1031.00 per year or \$19.84 per week (set to fluctuate with the amount of water used) Rental appraisal \$550 per week. Step outside of The Johnson and you'll immediately find yourself in a bustling community of cafes, markets, restaurants, lush parklands and nearby are some of Brisbane's most elite schools, universities and hospitals. You'll also find you're in the heart of a major transport hub, with a free city loop bus on your doorstep and Central Train Station a mere 600m away.

Great Investment, low maintenance lock up and go, or live it up in this vibrant inner-city apartment, literally on the doorstep of Brisbane's CBD and in walking distance to cafes, restaurants, transport and entertainment options

**Disclaimer:** In preparing this information we have used our best endeavours to ensure that all the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.