

1204/79 Albert Street, Brisbane City, Qld 4000



Sold Apartment

Saturday, 23 September 2023

1204/79 Albert Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Type: Apartment

\$380,000

Located in the heart of the CBD, this rare oversized 74sqm apartment offers convenient city living on the 12th floor of the popular River City Apartments on Albert Street. Surrounded by the much-anticipated multi-billion dollar infrastructure projects such as Queen's Wharf Precinct and the New Albert Station, this property is a perfect home for the working professional or a stand out opportunity for investors looking for high returns and long term capital growth. River City Apartments is a modern and tightly held complex located in the very heart of the Brisbane CBD. As there are many owner-occupiers in this building, this remains one of the most sought after buildings in the City! This is a very well maintained building with a healthy sinking fund. Only 1 minute walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years with over 67,000 passengers projected every day. Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top> Only 3 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link - <https://brisbanedevelopment.com/queens-wharf-precinct/> In addition, the Brisbane City Council's Albert Street precinct renewal strategy will see this area transformed into a thriving city precinct where commuting is easy and the streets are alive with greenery, dining, shopping and inspiring art. Property Features:- One bedroom with built-in wardrobe and balcony access- One bathroom with internal laundry- Oversized 23sqm entertaining balcony with a potential to fully enclose the area with shutters subject to Body Corp Approval- Extremely affordable Body Corp fees approx. \$4,377 p.a.- Stunning kitchen with stone benchtops and gas cooking- European stainless steel appliances/dishwasher- Approximately 74sqm in total on level 12 (internal 51sqm, external 23sqm)- Rental Potential of approximately \$620 per week unfurnished and \$700 per week fully furnished to long term tenants- Easy access to inner-city bypass, tunnels, the M1 motorway with Brisbane Airport only 15kms away River City features great building facilities which include a swimming pool, gymnasium, sauna, BBQ area and on-site management. Located in the heart of the CBD, you can walk to everything including Queen St Mall, botanic gardens, QUT, riverside eateries and bars, cafes, the list goes on! For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit -<https://firb.gov.au/> to ensure that you are in a position to buy. DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.