

1307/108 Albert Street, Brisbane City, Qld 4000



Sold Apartment

Friday, 5 April 2024

1307/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 87 m2

Type: Apartment



Kirsten Walsh

0736384660

\$690,000

Situated in the highly sought-after Festival Towers complex located in the heart of all the action! Do not delay in securing a spot in Australia's most transformative city with ground-breaking entertainment, transport and commercial infrastructure projects well underway. This well-maintained and freshly refurbished two-bedroom apartment is a property you must put on your list if you are looking for a quality Inner City home with an unbeatable location. Well suited to the astute investor looking for a solid rental yield with capital growth potential. Either way, you won't be disappointed! Only approx. 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.colinwalsh.com.au/cross-river-rail/> Only approx. 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://www.colinwalsh.com.au/new-world-class-entertainment-precinct-for-queens-wharf-brisbane/> Vacant Possession! Ready to move in or rent out, the owners are eager to sell and will look at all written offers. Be quick, this one won't last long! Property Features: -Two generous sized bedrooms both with built-ins - Oversized master bedroom 4.5sqm x 3sqm! -Two modern bathrooms, both with new shower screens & regrouting - Spacious open plan living - 7sqm x 3.6sqm approx. - Near new painted and quality new carpet. -One secure car space (C.253 on level 2 and large storage cage S.34 on level 2 - Approx. 2.1m x 2.3m) -Modern kitchen with gas cooktop & new dishwasher -Total space of 87sqm on level 13 (84sqm internal 3sqm balcony) -Ducted air conditioning throughout -Sold furnished -Rental potential of approx. \$870 to \$890 per week furnished with a long-term tenant Festival Towers building facilities include a pool, spa, sauna, and gymnasium and BBQ area. In the perfect city heart location, all that the vibrant CBD has to offer is at your fingertips with Queen Street Mall just 200m away. For information regarding the Brisbane Inner City property market please go to colinwalsh.com.au. This fantastic opportunity will not last - register your interest today.* Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details. **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.