

**1308/79 Albert Street, Brisbane City, Qld 4000**



**Sold Apartment**

Monday, 22 January 2024

1308/79 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Tim Bosshard  
0736384660

**\$382,000**

Located in the heart of the CBD, this rare oversized 73sqm apartment offers convenient city living on the 13th floor of the popular River City Apartments on Albert Street. With plenty of windows and high ceilings (approx. 2.8 meters) throughout, this apartment is especially welcoming. The large glass sliding doors from the living/dining area give an abundance of natural light and breeze throughout and provide a seamless transition from indoor to outdoor living onto the spacious 20sqm balcony. Combined with the newly fitted, modern appliances in the kitchen, the apartment is perfect for entertaining and relaxing. It could be your ideal pad for vibrant city living or secured as a high returning investment with long-term growth potential. 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 and extremely low body corporate fees approx. \$4,562 per year compared to other city buildings which are considerably more than this. The apartment is only 1 minute walking distance to the new Albert Street Station, which is scheduled to open next year and will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top> It is also 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. Link - [Albert Street precinct renewal strategy | Brisbane City Council](#) The property is on the market for the first time since the building was established, having had only one owner who lived there over this time - a much loved property in great condition, but it is time for them to move on! Be sure to not miss out on this amazing opportunity to secure your space in Australia's most transformative city! Property Features:- Stylish main bedroom with mirrored built-in wardrobe with balcony access-Modern well-appointed bathroom-Great sized entertaining balcony with city and street views-Modern open plan living-High ceilings and windows allowing for plenty of natural light and breeze-Stunning kitchen with large island, stone benchtops and all new quality stainless steel appliances-Ample space in pantry and storage in kitchen-Separate concealed internal laundry -Split system air conditioning for both heating and cooling-Total living of approximately 73sqm (internal area 53sqm and external balcony 20sqm) on level 13-Rental potential of \$630 per week unfurnished and \$680 per week fully furnished for long term tenant-Good amount of storage-Vacant possession available - Ready to rent out or move in! Building Features:- Pool- Spa- Sauna - BBQ Facilities - Gym- Onsite management - Security access system- Bicycle rack in basement 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.