

**1402/108 Margaret Street, Brisbane City, Qld 4000**

**Unit For Sale**

Monday, 22 April 2024

1402/108 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 20 m2**

**Type: Unit**



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## For Sale

Offering a pleasant, social, community-like living environment, 108 Margaret Street in the Brisbane CBD boasts multiple facilities for residents to enjoy. Unit 1402, located on Level 14 is a comfortable studio apartment with kitchenette, bedroom, dining/living space and ensuite bathroom. Perfectly private and conducive to studying or as a convenient base in the city, the apartment is carpeted and fitted with a ceiling fan, plus a good-sized window to draw in natural light. A built-in closet, shelving and chest of drawers can also be used as a desk, however there is also space for a dining table and chairs. The kitchenette is equipped with a built-in, easy-clean electric hotplate, sink and rangehood, plus ample cabinetry for all your storage needs. In the ensuite bathroom is a shower, toilet, vanity with storage, and large wall mirror. Part of the beauty of this investment is that residents are entitled and encouraged to use the building's many communal facilities. A huge commercial kitchen is provided, featuring stoves and ovens, microwaves, dishwashers, fridges and other commercial cooking requirements. Residents can cook their meals and dine and socialise with others, or alone, if preferred. There are indoor and outdoor dining and lounging spaces and of course, the sparkling pool. A TV room exists for residents to watch movies or play games together, as well as a common room with books to borrow and board games to play. Bike storage is provided for cyclists which is an exciting inclusion, given that Brisbane City offers many kilometres of riverside walking and cycling paths. Onsite security and intercom are additional features. As for the location, there is a café on the ground floor, and residents can walk to an endless array of cafes, restaurants, takeaways, bars, nightclubs, markets, shopping hubs and public transport facilities. Choose from buses, trains or Brisbane's iconic CityCat ferries. Walk to Queens Wharf Casino, South Bank, the Cultural Centre, State Library, QPAC and GOMA. Proximity to the Botanic Gardens, QUT Gardens Point campus and multiple other tertiary campuses is a huge drawcard. With so much to offer, this studio apartment is a unique and smart purchase for a canny investor. Call agent Andi Kovalcek today on 0450 240 518 to book an inspection and you'll quickly identify its true value. Features you'll love:

- 1 bed, 1 bath
- Level 14 studio apartment
- Kitchenette
- Dining space
- Bedroom area with large window, ceiling fan, built-in wardrobe and chest of drawers
- Ensuite bathroom
- City views

Building/complex:

- Swimming pool
- Elevators
- Onsite security and intercom
- Multiple communal areas for socialising and studying
- BBQ facilities and outdoor dining
- Bike storage racks
- Resident lounge with Foxtel TV, study benches, dining tables and chairs, full kitchen facilities with ovens and dishwashers
- Laundry room with coin operated washers and dryers, and ironing facilities

Location:

- Café on ground floor
- Handy to QUT Gardens Point, Queen St Mall, Botanic Gardens, River Stage, King George Square
- Walk to 'Uptown' (cinemas, shops, food court)
- 300m from Queens Wharf Casino
- Walk to Southbank, Cultural Centre, State Library, GOMA, QPAC
- Public transport: trains, buses, CityCat ferries
- Lots of dine-in and takeaway food outlets within walking distance
- Close to kilometres of riverside walking and cycle paths

Currently tenanted until 23 May 2024. If this property is not sold by the 9th May 2024, it will be going to Auction from 4:00pm on the 9th May 2024 at Harcourts Connections at 217 Stafford Road, Stafford and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out! Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.