

**1406/108 Margaret Street, Brisbane City, Qld 4000**

**Sold Unit**

Wednesday, 3 April 2024

1406/108 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



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## Contact agent

Situated in the middle of the CBD, within walking distance of multiple public transport options (bus, train, CityCat ferry), shopping, dining, entertainment and universities, 108 Margaret Street is a hugely convenient address. On offer is a 1-bedroom, 1-bathroom studio apartment on the 14th floor, flooded with natural light, and boasting impressive views to Southbank, Parliament House and the Brisbane River. Designed to be practical, comfortable and compact, it features a kitchenette, dining space, bedroom with built-in wardrobe and chest of drawers, and bathroom with shower, toilet and vanity with storage. The kitchenette has a sink, bench space, storage and facility for a bar fridge and has a dedicated microwave shelf. The occupant can prepare simple meals or make use of the full kitchen facilities in the building. These include ovens and dishwashers and a communal dining space. The building offers 24-hour security for peace of mind, requiring swipe card access in the evenings. Residents can enjoy using the swimming pool, BBQs and outdoor dining facilities, the resident lounge featuring Foxtel on the TV, and the dining tables and chairs. Bike storage is available for cyclists, a wonderful bonus considering the proximity to Brisbane's kilometres of riverside cycling and walking paths. With the Queens Wharf development just 300m away, it's clear that this apartment is central to so much. As the 2032 Olympics draw nearer, property values are expected to surge, giving this property fantastic potential indeed. Call agent Andi Kovalcek today on 0450 240 518 to book an inspection and see for yourself what a smart investment this studio apartment could be for you. Features you'll love:

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

If this property is not sold by the 18th April 2024, it will be going to Auction from 4:00pm on the 18th April 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.