

**1604/95 Charlotte Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Tuesday, 11 June 2024

1604/95 Charlotte Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## Auction

CONTACT AGENT FOR PRIVATE INSPECTION In a lofty position on the 16th floor of the Sebel Suites building, around the corner from the soon-to-be-opened Queen's Wharf entertainment precinct and Albert Street train station, this spacious one-bedroom apartment is a must-see for investors looking for a low-input property acquisition or first-time buyers seeking a move-in ready city pad that will put them in the box seat to enjoy the ultimate cosmopolitan lifestyle. Highlights:- Ducted A/C & stylishly furnished throughout so you can move in or rent out straight away- Currently appraised to return an attractive \$650 per week in rent- Carpeted living/dining area opening onto a balcony overlooking Charlotte St and the city- Space-savvy designer kitchen with dishwasher, electric stove, built-in washing machine- Secure building entry with reception, outdoor heated pool, well-equipped gym and sauna- Property to be sold furnished- Unrivalled location and unmatched quality with soon-to-be-opened Queen's Wharf precinct and new Albert St train station nearby Thoughtfully designed to provide expansive city views and access to its glass balustraded balcony from both the living area and the light-filled bedroom, this is an apartment that makes the most of every inch of its footprint. Adjacent to the main entry, the tiled kitchen sports a contemporary aesthetic with neutral-hued tiled splashbacks behind gleaming black benches with sleek white cabinetry above and below. Everything is well-placed in here, including the dishwasher, electric cooktop, the microwave nook, and - in a big bonus - the washing machine. The cook's side of the kitchen overlooks a high dining bar across the carpeted lounge and meals area, fitted with elegant seating and a dining table, out to the covered balcony - beyond which lie the twinkling lights of the city nightscape; a perfect backdrop to an intimate evening with friends at home. A short hallway off the entrance extends into a plush carpeted bedroom with built-in robes and high-fashion sheer curtains over the expansive glass sliders onto the balcony. Right next door is a luxe full bathroom with floor-to-ceiling tiling, an integrated basin within a chic vanity, and a shower-over-bath combo. Residency at Sebel Suites gives you free access to a smorgasbord of recreational facilities - all fully maintained by someone other than you! On offer is a sensational outdoor swimming pool - heated so you can enjoy it year-round - a well-equipped gym, and a sauna! Right now, this property will have you a hop, skip and a jump from all the action at Queen St Mall - but soon it will also boast unrivalled proximity to the new Albert Street train station, part of the transformative new underground Cross River Rail Project, as well as the new Queen's Wharf entertainment and lifestyle precinct - opening a little later this year, right around the corner! This exciting new city hub will feature a boutique underground shopping centre, a first-class casino, new public recreation facilities, and a pedestrian bridge for easy jaunts over to South Bank's cultural and restaurant scene and scenic riverside walks. If you want a savvy, low-stress investment with solid short and long-term prospects or an unparalleled inner-city lifestyle for yourself, look no further. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.