

**179/82 Boundary Street, Brisbane City, Qld 4000**



**Unit For Sale**

Saturday, 27 April 2024

179/82 Boundary Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 80 m2**

**Type: Unit**



Connor Varnham  
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## Inviting all offers

Looking out over the sparkling Brisbane River to the iconic Story Bridge and the glittering city skyline, this one-bedroom apartment offers a cosmopolitan lifestyle to be envied. Just a leisurely stroll from the fashionable Howard Smith Wharves and Eagle Street Pier precincts, this 20th-level property boasts access to fantastic amenities and a truly stunning vista. Presented with carpeted floors and a versatile neutral colour palette, the residence encompasses a generous open-plan living and dining area. Greeting you upon entry, this welcoming central space spills out onto a large covered balcony that lends itself to al fresco entertaining and relaxing in style. Commanding phenomenal river and urban views, this exceptional outdoor area is a true highlight for the apartment. There is also an impeccable kitchen displaying European appliances, a tiled splashback and ample cupboard storage. Those who prefer to dine out will appreciate the myriad of acclaimed restaurants, cafes and bars essentially right on their doorstep. Completing the apartment, a sizeable master bedroom with a built-in robe is serviced by a well-appointed main bathroom. A multi-purpose room which you can use as a "work-from-home" study, tv area or spare room completes this functional floor-plan. Benefitting from secure parking for one car and storage, the property also includes air-conditioning. Additionally, the complex offers the use of its 25-metre lap pool, heated spa, sauna, gym, library, pool table and visitors parking. An incredible barbecue area captures extraordinary Brisbane River and Story Bridge views. Perfect for professionals, investors, downsizers and those seeking a city-central address, this sensational residence is within walking distance of Queen Street Mall's many retail and dining options. Scenic riverwalks and the Howard Smith Wharves Ferry Terminal are nearby, as is the exciting James Street precinct. Additional Information: Council Rates: \$480.95 per quarter approx. Body Corporate Contributions Administrative Fund: \$2,097.17 per quarter approx. Sinking Fund: \$692.63 per quarter approx. Total Contributions: \$2,793.12 per quarter approx. Discount received if levies are paid on time: \$557.96 Total Contributions (if you pay on time): \$2,235.16 Ensuring marvellous rental potential, this superb apartment is a stone's throw from QUT's Gardens Point and Kelvin Grove campuses. UQ Saint Lucia and TAFE Queensland's South Bank campuses are easily accessible from this address, as well. Do not delay – call to arrange an inspection today. Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.