

18/446 Ann Street, Brisbane City, Qld 4000



Sold Apartment

Thursday, 10 August 2023

18/446 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m²

Type: Apartment

\$538,000

Unveiling a stunning two-bedroom apartment nestled in the heart of Brisbane City. Offering the perfect blend of lifestyle, location, and luxury, this centrally located gem is housed within The Metropolis, a boutique residential building known for its high rental yields. This exceptional property is set to go under the hammer on August 30th, 2023. The apartment boasts two generously sized bedrooms and two practical bathrooms adorned with modern finishes. Marrying aesthetics with functionality, the spacious living and dining areas are complemented by stone benchtops and ample storage facilities throughout. A separate laundry adds to the convenience this property offers. The interiors open up to reveal sought-after Northern aspect views over Spring Hill - an absolute delight for any urban dweller. Car owners will appreciate secure parking with one car space available. Residents have exclusive access to a host of top-notch amenities including a rooftop swimming pool, gymnasium, sauna and BBQ area - all designed for a balanced city lifestyle. As an investor's dream come true, this property is currently rented at \$600 per week unfurnished until January 8th, 2024 but has a market valuation potential of \$700 - \$750 per week unfurnished - promising high returns on your investment. Property Overview:- 2 Spacious bedrooms- 2 Bathrooms- 1 Secure car space on level 3 #18- Large balcony with Northern aspect - Located on level 8- Market rent of approx. \$700-\$750 pw unfurnished - Total area approx. 106sqm (internal 88sqm - external 18sqm) - Boutique residential building of only 41 apartments Location-wise it doesn't get better than this - Woolworths Spring Hill for everyday shopping needs; Howard Smith Wharves offering vibrant nightlife; numerous cafes and restaurants; prestigious schools; public transport links; not forgetting Queen Street Mall being just around the corner for all your retail therapy needs. Don't miss out on this golden opportunity! Mark your calendar today as it will be sold at auction on August 30th, 2023! For information regarding the Brisbane Inner City property market please go to raywhiteinnerbrisbaneapts.com.au/news Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details. 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. DISCLAIMER: This property is being sold by auction, therefore due to real estate legislation in QLD and in accordance with REIQ guidelines a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates on this page are not provided by the agent and should not be taken as a price guide.