

1902/347 Ann Street, Brisbane City, Qld 4000



Apartment For Sale

Monday, 22 April 2024

1902/347 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



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Offers Over \$650,000!

On offer is an immaculately presented, spacious 2 bedroom apartment in the sought after Lexicon Apartments! Well suited to the owner occupier looking for a convenient CBD pad. Located on the 19th floor, apartment 1902 features brand new, high-quality carpeting throughout, complementing its spacious 94-square-meter floor plan. The layout seamlessly integrates an open-plan living, dining, and kitchen area, extending effortlessly to the balcony-A serene spot to unwind and take in the sunset and the shimmering cityscape. The modern kitchen boasts stone benchtops, stainless steel gas cooking facilities, and a dishwasher for added convenience. Take a short stroll and arrive at your destination of choice, whether it be Queen Street Mall, the Treasury Casino, Eagle Street Precinct or the Brisbane River, just to name a few. This prime location will undoubtedly add value to your apartment upon the very moment of purchase. Body corporates fees: Approx. \$13,141 pa

Property Features: * 2 separate spacious bedrooms * 2 bathrooms * Views of the CBD & Spring Hill * Well equipped kitchen with ample storage space * Entertainer's balcony * Positioned on the 19th floor * Approx. 94sqm total area (77sqm int; 17sqm ext) * Sold unfurnished * Rental potential of approx. \$800 per week unfurnished and approx. \$890 per week as a furnished property to a long term tenant

Building Features: * Gymnasium * Heated swimming pool * BBQ entertainment area * On-site manager * Internal laundry * Two lifts

This is a golden opportunity to secure your very own parcel of Brisbane city real estate. For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit -<https://firb.gov.au/> to ensure that you are in a position to buy. **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.