

**1907/79 Albert Street, Brisbane City, Qld 4000**



**Sold Apartment**

Thursday, 9 November 2023

1907/79 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Kai Liu

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**\$408,000**

Freshly refurbished with new paint, curtains and carpet and located in the heart of the CBD, this rare oversized 73sqm apartment offers convenient city living on the 19th floor of the popular River City Apartments on Albert Street. Surrounded by the much-anticipated multi-billion dollar infrastructure projects such as Queen's Wharf Precinct and the New Albert Station, this property is a perfect home for the working professional or a stand out opportunity for investors looking for high returns and long term capital growth. Featuring large glass windows throughout with glass sliding doors from the living/dining area to the balcony, this apartment is filled with plenty of natural light and breeze and provides a seamless transition from indoor to outdoor living onto the spacious 21sqm balcony. This property is the perfect inner city pad for convenient city living, or a great high returning investment opportunity with long-term growth potential. River City Apartments is a modern and tightly held complex located in the very heart of the Brisbane CBD. As there are many owner-occupiers in this building, this remains one of the most sought after buildings in the City! This is a very well maintained building with a healthy sinking fund. In addition, the Brisbane City Council's Albert Street precinct renewal strategy will see this area transformed into a thriving city precinct where commuting is easy and the streets are alive with greenery, dining, shopping and inspiring art.

**Property Features:-** Freshly refurbished with new paint, curtains and carpet - Stylish main bedroom with mirrored built-in wardrobe and balcony access - Modern well-appointed bathroom - Great sized entertaining balcony with city and street views - Modern open plan living - Plenty of natural light and breeze throughout - Stunning kitchen with large island and stone benchtops - Ample space in pantry and storage in kitchen - Concealed internal laundry with a near new dryer - Split system air conditioning for both heating and cooling - Total living of approximately 73sqm (internal 52sqm, balcony 21sqm) on Level 19 - Rental potential of \$640 per week unfurnished and \$700 per week fully furnished to long term tenants - Affordable body corporate fees!

**Building Features:-** Pool - Spa - Sauna - BBQ Facilities - Gym - Onsite management - Security access system - Bicycle rack in basement

The apartment is only 1 minute walking distance to the new Albert Street Station, which is scheduled to open next year and will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top> It is also only 3 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link - <https://brisbanedevelopment.com/queens-wharf-precinct/> 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.

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