

**2/70 Hope Street, South Brisbane, Qld 4101**

**Unit For Sale**

Saturday, 15 June 2024

2/70 Hope Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Unit**



Stephen Pahl

## CONTACT AGENT

Oversized, north-facing, and set in a secure boutique building of just 26 apartments, this brilliant residence promises a lifestyle of incredible walk-to-everything ease with immediate vacant possession available. Whether you are seeking an affordable move-in-ready city home or investment property with proven returns and growth potential, this opportunity is not to be missed. Located just off cosmopolitan Fish Lane, with its 5-star restaurants, mouth-watering cafes, and vibrant art scene, the modern central address is also only metres from supermarkets, South Brisbane train station, the Museum/performing arts precinct, and Southbank's stunning riverfront parklands. Plus, a leisurely 10-minute stroll across Victoria Bridge will have you in the heart of the CBD and world-class retail at Queen Street Mall. Being sold partially furnished, the first-floor apartment boasts a spacious layout with floor-to-ceiling glass doors connecting both the open-plan living area and bedroom to a large entertaining balcony. Filled with natural light from a perfect northern aspect and cooled by reverse cycle air-conditioning, the interior also features a stone-top kitchen with gas cooking and dishwasher, as well as a great-sized bathroom encompassing a concealed internal laundry. Meanwhile, the beautifully maintained, lift-serviced "Gala Apartments" building offers secure intercom entry and a communal BBQ rooftop terrace capturing spectacular skyline views. Enjoy the apartment (and its list of bonus furnishings) as-is. Or follow the lead of several owners in the complex who have undertaken a quick, low-cost refresh to immediately add value and increase rental yield. Either way, this unbeatable address falls within the coveted Brisbane State High and West End Primary School catchments, while offering easy access to universities, TAFE, and the Mater Hospital precinct. Residents can stroll to tranquil Musgrave Park, picturesque riverwalks and popular Streets Beach. Only 200 metres to the busway or train station, it is 400 metres from Southbank's ferry terminal, dining and market precincts, and close to the fashionable West End Village. And, just footsteps from QPAC, GOMA, the QLD Museum and Exhibition Centre, the area's cultural and economic boom is set to continue with the highly-anticipated Queen's Wharf, \$2 billion Brisbane Live, and Cross River Rail Developments. An unmatched location for busy professionals, a pied-a-terre for travelling business people, or even downsizers seeking a diverse urban existence (within an intimate, non-high-rise building), this is a real gem. Likewise, investors can take advantage of Brisbane's record low vacancy rates and the 2032 Olympic Games, with the apartment suitable for either the long-term rental market or popular Airbnb platform. An absolute must-inspect!

Additional details: -Included furnishings include refrigerator, brand new dishwasher, microwave, dining table, lounge suite, washing machine and dryer; -Property is vacant now - ready to move in; -Rental Assessed at \$550 - \$570 p/w with minor updates to increase the earning potential -Small complex of only 26 apartments and very reasonable Body corporate fees; At a glance - Large, sunny north-facing apartment in a secure boutique complex of just 26 - Incredible location; walk to train, bus, city-cat, Southbank parkland/beach - Footsteps to cafes, restaurants, bars, supermarkets, Museum, QPAC - 10 min walk over the bridge to CBD and Queen St Mall - Open plan living and the bedroom open to a large entertaining balcony - Stone top kitchen with gas cooking and dishwasher; internal laundry - Reverse cycle air-con; intercom entry; communal rooftop terrace with views - Perfect low-maintenance lifestyle or proven investment; potential to add value - Partially furnished - ideal for students, busy professionals, downsizers, pied-a-terre Contact Stephen at [stephen@stephenpahl.com.au](mailto:stephen@stephenpahl.com.au) to inspect or for more detail. \*\*Please note the bedroom pic is actual, but furniture is indicative virtual\*\*