

# 2001/347 Ann Street, Brisbane City, Qld 4000

## Unit For Sale

Friday, 5 April 2024

2001/347 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 92 m2

Type: Unit



Zac Tully

0413820274



Candace White

0431777457

## By Negotiation

Discover an impeccably presented and sizeable two bedroom apartment nestled within a sought-after CBD in Lexicon Suites. This unique offering includes three separate balconies drenching the entire apartment with natural light and uninterrupted city views. Positioned on level twenty and shared between four units you will enjoy a quiet and private elevated level. A thoughtfully designed layout for seamless living while having complete separation of each bedroom while each having direct access to a separate balcony. The open plan layout effortlessly connects the living and dining area to a large outdoor terrace, providing an ideal setting to admire the cityscape. The modern kitchen features stone bench tops, newly installed stainless steel cooking and dishwasher. Freshly painted throughout and new flooring installed throughout the apartment ensuring this home is move in ready. The complex offers outstanding facilities including a fully equipped gymnasium, heated swimming pool, spa and a fantastic communal entertainment area with BBQ facilities. The secure car park is oversized and consists of two security access points and positioned opposite the lift for ease of access. Nestled at the corner of Ann and Wharf Streets, this prime location immerses you in a vibrant hub of dining, entertainment, and cultural experiences. Enjoy proximity to an array of restaurants, cafes, bars, and boutiques, as well as Brisbane's key attractions such as Chinatown, Queen Street Mall, Eagle Street Pier, and Southbank. Additionally, the residence is conveniently located to a number of sought after private and public schools as well as universities. - Two spacious bedrooms with ample storage and balcony access - Central kitchen equipped with a new appliances and abundant storage - Ducted air-conditioning, natural light, and refreshing breezes throughout - Generous storage solutions including cupboards and wardrobes - Heated pool, spa, BBQ area, and fully equipped gym within the complex - Secure foyer, lifts, and large basement car park for added convenience - Within walking distance to Queen Street Mall, Central Station, and the ferry terminal To obtain further information or to arrange a private inspection, please contact Zac Tully on 0413 820 274. Disclaimer: This property is being sold via auction or without a price therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.