

204/85 O'Connell Street, Kangaroo Point, Qld 4169



Apartment For Sale

Thursday, 19 October 2023

204/85 O'Connell Street, Kangaroo Point, Qld 4169

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Apartment



Jin Lv

0421059888

\$630,000 plus

Imagine living a cozy, worry-free lifestyle near Brisbane CBD. Your dream can become a reality with this fabulous two-bedroom unit. Perfect for professionals or savvy investors seeking inner-city proximity, this apartment building is situated in the sought-after tourism hub of Kangaroo Point along the picturesque Brisbane riverbank. What's more, it's conveniently adjacent to the 2032 Olympic Games Stadium in Woollongabba. Enjoy the best of both worlds as this apartment is just a short stroll away from stunning riverside parks, charming restaurants, and vibrant bars. With exceptional access to swift bus and ferry services, as well as convenient motorway connections, you'll have no trouble exploring both near and far. Step inside this spacious apartment, boasting a modern open-plan living area of 98 sqm. The living area seamlessly connects to a desirably quiet and generously sized balcony on the 2nd floor, offering breathtaking city skyline views. It's the perfect spot for dining and entertaining. The apartment building features an intercom and a fob entry system, along with a stairwell and a communal lift providing access to all floors. Features include garden views and glimpses of the river from the balcony, a modern kitchen with beautiful finishes throughout, air-conditioning in the living room and bedroom, and carpeted lounge and bedroom floors. The bathroom features modern vanities and a laundry area. Currently tenanted until February 2024, this apartment can be yours with vacant possession upon settlement. Enjoy the tranquillity of this low-density building and become part of a quiet and peaceful community. Take advantage of the rooftop terrace, which offers an expansive view and serves as a common area for residents. Additionally, the apartment includes a secured ground-level carport and benefits from established building management that provides rental services. Notable details include low Body Corp fees of approximately \$1,320 per quarter, Council rates of approximately \$480 per quarter, and an estimated weekly rental of \$660 unfurnished. Register your interest today by getting in touch with the agent: Jin Lv JPL HARMONY: 0421059888E: jinlv@jplharmony.com.au Some or all information pertaining to this property may have been provided solely by the vendor. Although we always make every effort to verify the information provided to us, we strongly advise you to make further enquiries before continuing.