

**208/6 Exford Street, Brisbane City, Qld 4000**



**Sold Apartment**

Monday, 14 August 2023

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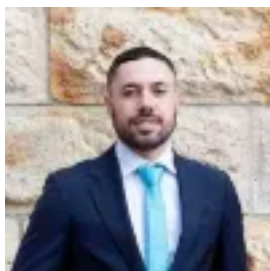
**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 83 m2**

**Type: Apartment**



Karl Yesberg  
0732311000

**\$442,500**

Positioned on the 2nd level in 'Parc Apartments', this well-presented 2 bedrooms, 2 bathroom, 1-car park apartment is ideal for young professionals looking to get into the ever-expanding Brisbane City Market or savvy investors looking to add to their property portfolio. The spacious main bedroom features built-in mirrored wardrobes and a generous ensuite. The second bedroom is just as spacious and also features built-in mirrored wardrobes. The open-plan living and dining area captures the views, as you walk out onto the spacious balcony that showcases views of the Brisbane City. Located on the city fringe it is only a stone's throw away from the brand new Queens Wharf Precinct and the rest that city has to offer. Property features:- 2 generous bedrooms- 2 bathrooms- Air-conditioning- 1 Secure Car park- Fully furnished- 2nd Floor East-facing- Currently tenanted at \$530 per week (05/10/2023)- 83m<sup>2</sup> (internal 72m<sup>2</sup> inside x balcony total 11m<sup>2</sup>)- Huge pool and Gym- On-Site Management Parc Apartments features excellent building facilities which include an outdoor lap pool and a very well-equipped gymnasium. Conveniently positioned within walking distance to the heart of the CBD, South Bank, riverside walkways, Roma Street Station, Caxton Street, Suncorp Stadium, and the Park Road dining and cafe precinct. Close proximity to everything the Brisbane CBD has to offer plus walking distance to the Barracks shopping complex and cinemas, Caxton Street's popular bars & restaurants, Suncorp Stadium, Milton business park, and popular Park Rd cafés as well as Riverside walkways and the South Bank Parklands. Opportunities like this rarely present themselves so be quick because the seller's instructions are clear that the property must and will be sold! Call now to book your inspection.