

**20802/1 Cordelia St, South Brisbane, Qld 4101**

**SONG**  
PROPERTIES

**Apartment For Sale**

Thursday, 13 June 2024

20802/1 Cordelia St, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 59 m2**

**Type: Apartment**



Natalie Chow

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## Offer Over \$500,000

Positioned next to the prestigious Southbank precinct and in proximity to Brisbane's educational hub, Brisbane One Apartment complex boasts a prime location just steps away from the bustling heart of Brisbane's CBD. The complex is ideally situated near cultural landmarks like GOMA, the dining experiences of West End, Southbank Cinemas, Mater Hospital, Brisbane State High School, several universities, and excellent public transport links. Entering this thoughtfully designed apartment, you'll be greeted by an abundance of natural light that enhances the spacious open-plan living area, creating a warm and welcoming ambiance. The layout seamlessly integrates living, dining, and kitchen areas, making it ideal for both casual living and elegant entertaining. The modern kitchen is equipped with high-end appliances, sleek cabinetry, and ample storage space, catering to the needs of even the most discerning chef.

**Fees:** Council Rates: \$480 per quarter  
Water: \$200 per quarter + usage  
Body Corporate Levy: Approximately \$3600 per year

The apartment has a strong rental potential, with current market appraisals suggesting over \$650 per week for long-term leases and over \$3000 per month for short-term rentals. Residents enjoy immediate access to Brisbane's CBD and main transit routes, along with exclusive on-site amenities such as a large heated indoor pool, spa, sauna, private gym, and BBQ areas. Situated in the culturally rich South Brisbane, the apartment is within easy walking distance of GOMA, QPAC, the State Library, the Queensland Art Gallery, and the lively Fish Lane. It is also surrounded by some of Brisbane's finest cafes, bars, and restaurants. With Brisbane set to host the Olympics in 2032, this apartment is perfectly positioned to be at the center of all the excitement.