

21/446 Ann Street, Brisbane City, Qld 4000



Apartment For Sale

Wednesday, 22 November 2023

21/446 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 106 m2

Type: Apartment



Tim Bosshard
0736384660

Offers Over \$559,000

Introducing a magnificent two-bedroom apartment ideally situated in the vibrant heart of Brisbane City. This residence provides an unmatched combination of lifestyle, location, and luxury. Nestled within The Metropolis, a renowned boutique residential building recognized for its high rental returns, this extraordinary property is certain to be quickly snapped up. The apartment features two sizable bedrooms and two modern bathrooms accentuated with contemporary finishes. The generously proportioned living and dining areas effortlessly blend style with practicality, enhanced by stone benchtops and abundant storage facilities. A separate laundry room further increases the convenience this property presents. The interiors open up to reveal sought-after Northern aspect views over Spring Hill - an absolute delight for any urban dweller. Car owners will appreciate secure parking with one car space available. Residents have exclusive access to a host of top-notch amenities including a rooftop swimming pool, gymnasium, sauna and BBQ area - all designed for a balanced city lifestyle. As an investor's dream come true, this property is currently vacant but would easily rent for approx. \$750 per week unfurnished promising high returns on your investment.

Property Overview:- 2 Spacious bedrooms with new blinds installed- 2 Bathrooms- 1 Secure car space on level 3 #21- Large balcony with Northern aspect- Located on level 9- Market rent of approx. \$750 pw unfurnished- Total area approx. 106sqm (internal 88sqm - external 18sqm)- Boutique residential building of only 41 apartments- Newly carpeted and painted throughout

Outgoings:- Body corporate approx. \$8,222 pa - TBC through the latest AGM minutes- Water and Council rates approx. \$3,000 pa

Location-wise it doesn't get better than this - Woolworths Spring Hill for everyday shopping needs; Howard Smith Wharves offering vibrant nightlife; numerous cafes and restaurants; prestigious schools; public transport links; not forgetting Queen Street Mall being just around the corner for all your retail therapy needs.

For information regarding the Brisbane Inner City property market please go to raywhiteinnerbrisbaneapts.com.au/news Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.

OFFER TO PURCHASE: Please click the following secured link <https://www.cognitofirms.com/rwiba/tboffertopurchase> to send an offer to the Agent.