

**2104/79 Albert Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Wednesday, 10 January 2024

2104/79 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 2**

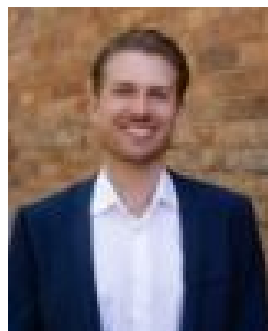
**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



John Rohde  
0733693651



Peter Evans  
0733693651

## Offers Over \$610,000

Inspection Information: For open homes and private inspections, meet at front of 79 Albert St foyer entrance. This exceptional 2 bedroom apartment in the heart of the city has it all - including an assigned car space! Boasting a massive, private balcony, perfect for entertaining and relaxation, this residence redefines inner-city living. The seamless fusion of modern design and practicality is evident in the spacious kitchen, which overlooks the expansive dining and lounge area. Sleek, contemporary finishes adorn every detail, creating an atmosphere of refined elegance. Apartment Details: Massive private balcony accessible from lounge room and both bedrooms Master bedroom with ensuite and walk-in-robe Air-conditioning Spacious kitchen overlooking dining and lounge area Stainless steel appliances Gas cooktop Internal storage Modern finishes Secure allocated car space Internal laundry Fitted wardrobe Building Features: Level 21 of 41200 lots approx. in complex 3 lifts Heated lap pool Sauna BBQ with large entertaining deck Fully equipped gym Visitor parking 24hr reception Units can be lived in or rented Location: 4 min walk to Queen Street Mall 4 min walk to new Queen Wharf ([www.queenswharfbrisbane.com.au](http://www.queenswharfbrisbane.com.au)) 6 min walk to King George Square 5 min scoot to Howard Smith Wharves ([www.howardsmithwharves.com](http://www.howardsmithwharves.com)) 7 min walk to Eagle Street - ([www.waterfrontbrisbane.com.au](http://www.waterfrontbrisbane.com.au)) 7 min walk to QUT Gardens Point 8 min walk to Botanic Gardens 14 min walk to Roma Street Station 1 min walk to future Albert Street Station ([www.crossriverrail.qld.gov.au/albert-street/](http://www.crossriverrail.qld.gov.au/albert-street/)) - 2027 11 min walk to South Bank 22 min drive to Brisbane Airport 1 hour drive to Gold Coast School Zones: Brisbane Central State School (Prep to Year 6) - 8 min drive Fortitude Valley State Secondary School (Year 7 to Year 10) - 10 min drive Kelvin Grove State College (Year 11 to Year 12) - 13 min drive Rental: Currently rented to 18/03/2024 for \$720.00 per week Long Term Letting Appraisal: \$750.00 - \$800.00 per week unfurnished Costs: Body Corporate Fees: \$1,706.49 per quarter approx. Council Rates: \$490.00 per quarter approx. Water Rates: \$300.00 per quarter approx. Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.