

21301/39 Cordelia Street, South Brisbane, Qld 4101

SONG
PROPERTIES

Apartment For Sale

Friday, 19 January 2024

21301/39 Cordelia Street, South Brisbane, Qld 4101

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Apartment



Natalie Chow

0415888916

Welcome all offers

Explore the allure of this coveted apartment in a prime location- an opportunity not to be missed. Situated just a leisurely 10-minute stroll from Brisbane State High School and a mere 4 minutes from the vibrant Fish Ln in South Brisbane, this residence boasts many distinctive features that set it apart.

Key Features:

- Expansive Living:** Indulge in a spacious living area with exquisite timber floors, lofty ceilings, and seamless ducted air-conditioning.
- Contemporary Kitchen:** The open-plan stone kitchen showcases a gas cooktop, breakfast bench, and abundant cupboard space, marrying functionality with style.
- Picturesque Balcony:** Unwind on the sizable balcony, offering breathtaking views of the captivating Mt Coot-tha sunsets.
- Comfortable Bedrooms:** Both bedrooms are generously proportioned, featuring new high-quality wooden carpet, built-ins, and ceiling fans for added comfort.
- Abundant Natural Light:** Large double glass sliding doors connect the living space to the balcony, optimizing natural light and creating a chic ambience.
- Elegant Bathrooms:** Stylish bathrooms boast floor-to-ceiling tiles, a neutral colour scheme, and a spacious shower in the ensuite.
- Convenient Laundry:** A separate laundry room adds to the convenience of this property.
- Building Amenities:** On the third level, residents and guests can exclusively access a recreational deck with a swimming pool, sauna, and gym.

Additional Information: Body Corp: \$1,600/Quarter Council Rate: \$480/Quarter Expected Rental: \$900-\$950/week, with short-term potential yielding over \$4,000 monthly.

Location Highlights: This property is ideally positioned near local cafes, restaurants, Brisbane State High catchment, Mater Hospital, and Southbank and is a short walk into the CBD. Whether seeking an ideal downsizer or a top-tier investment, this high-floor apartment with secure features will leave a lasting impression. Schedule an inspection by calling 0415888916.