

21305/28 Merivale Street, South Brisbane, Qld 4101

Sold House

Tuesday, 21 May 2024

21305/28 Merivale Street, South Brisbane, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: House



Rocky Zhong
0413760053

Contact agent

*** Harcourts Connections had the HIGHEST RENTAL RECORD IN THIS COMPLEX - 22305 (SAME LAYOUT LIKE THIS) FOR \$750 PER WEEK !!!!!!! *** Contact us for rental appraisal for your investment assets. Discover a vibrant lifestyle in the heart of South Brisbane with this stunning apartment in Ivy and Eve, located at 21305 / 28 Merivale Street. Iconic Twin Tower built by Hutchinson Builders and completed in 2018, Ivy and Eve offers residents an unparalleled living experience. This apartment boasts a total area of close to 55sqm with a good sized balcony. The pet-friendly environment, with body corporate approval, ensures that all family members are welcome. The low body corporate fees, approximately \$1,400 per quarter including admin charge, sinking fund and building insurance and council rates of about \$482 per quarter make this an affordable option for homeowners and investors alike. Residents can move in within three months. Currently being used as hotel with monthly income of \$2700, the unit can be used as long term rental with realistic rental of \$680 to \$720 per week. This makes it an excellent investment opportunity in a highly sought-after area where demand continues to outstrip availability. Ivy and Eve residents frequently express their satisfaction with comments highlighting the comfortable living in private, compact, and easy-to-clean apartments. The direct access to Brisbane's major entertainment precincts adds to the allure. Investors will appreciate the great onsite management, which facilitates both short and long-term leasing. The Level 5 resident facilities are the crown jewel of this building, offering a plethora of entertainment options without needing to leave the building. Enjoy a resort-style atmosphere with a heated swimming pool and spa. Additional facilities include a gym, BBQ area, outdoor cinema, pool table, and sky terraces with panoramic city views. The central location of Ivy and Eve means you're just a short 1.2 km walk from Queen Street Mall and within easy walking distance of the Museum and Science Centre. The complex is also centrally located near Southbank Parklands, West End, Suncorp Stadium, and the Brisbane CBD. For dining and cultural experiences, the Grey Street, Melbourne Street/Boundary Street dining precinct in West End, the Brisbane Convention & Exhibition Centre, GOMA, and QPAC are all within 300m of the apartment. Transport is a breeze with the Cultural Centre Busway Station and South Brisbane Train Station just 400m away, making most of Brisbane conveniently accessible. Ivy and Eve offers a desirable location, stunning views, and an enviable lifestyle. Antoine Velez and his team, with their extensive experience in the unit market, look forward to meeting you to cater to all your real estate needs. *** Features: *** • Built in 2018 • Secure parking and pet-friendly • Low body corporate fees: approx. \$1400 per quarter • Council rates: approx. \$482 per quarter • Available to live in within three months • Long term rental return of \$ 680 to \$720 per week • Kitchen features 4 burner stove & oven, full size dishwasher, pull out pantry, plenty of kitchen cupboard space • Aircon throughout the entire apartment Disclaimer: This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering. [REDACTED]