

**215/30 Macrossan Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Friday, 14 June 2024

215/30 Macrossan Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 61 m2**

**Type: Apartment**



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## Offers Over \$540,000

**\*\* Photos indicative of actual apartment \*\*** Located on the 21st floor, this impressive North-East facing one-bedroom apartment boasts an open plan layout with beautiful views! Priced to move, this gem represents exceptional value in the area. Currently renting for \$600.00 per week until the 13th of November, this property is ideal for both owner-occupiers aiming to move in by Christmas and investors seeking a high-yield investment with excellent capital growth potential. Skyline Apartments promises a sophisticated urban lifestyle in the heart of Brisbane City. Nestled in the coveted Admiralty Precinct, this spacious apartment is perfect for owner-occupiers seeking a blend of comfort and convenience, or savvy investors eyeing high yields and robust capital growth. The apartment boasts a sleek and practical design, featuring floor-to-ceiling windows in both the living areas and bedroom. These windows flood the space with natural light and offer sensational views. Body Corps: Approx. \$7,957 pa Rates & Water: Approx. \$2,800 pa Property Features:- 1 Generous bedroom with built-in wardrobes- 1 Modern bathroom with internal laundry- 1 Secure car space (#235 on B3)- Large balcony ideal for entertaining guests or relaxing while taking in the views- Kitchen with dishwasher, gas cooktop and ample storage- Zoned ducted air conditioning- Total living 61m<sup>2</sup> (50m<sup>2</sup> internal and 11m<sup>2</sup> external)- North-East aspect- Currently renting at \$600 per week furnished until 13 November 2024- Rental potential of approx. \$740-\$750 per week as a furnished property to a long-term tenant- Access to building facilities which include, BBQ Area, Pool, Gymnasium, and Tennis Court- Ideally located next to the newly developed Howard Smith Wharf entertainment precinct featuring fine dining options, the popular Felons Brewery, bars and cafes along the Brisbane riverfront. Short stroll to the Queen Street Mall shopping district and the riverside dining precinct of Eagle St Pier and the entertainment hub of Fortitude Valley including Chinatown minutes away. The Skyline complex provides quality building facilities which include pool, spa, steam room, BBQ and tennis court. The great location gives easy access to the riverside boardwalk where you will be spoiled for choice with dining and entertainment options. For information regarding the Brisbane Inner City property market, please go to [raywhiteiba.com.au/news](http://raywhiteiba.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.