

21603/1 Cordelia St, South Brisbane, Qld 4101

SONG
PROPERTIES

Apartment For Sale

Saturday, 27 April 2024

21603/1 Cordelia St, South Brisbane, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 59 m2

Type: Apartment



Natalie Chow

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Over \$499,000

Situated adjacent to the esteemed Southbank precinct and close to Brisbane's educational core, the Brisbane One Apartment complex offers an enviable location just a stone's throw from the pulsating heart of Brisbane's CBD. The complex is conveniently near cultural highlights like GOMA, the dining delights of West End, Southbank Cinemas, Mater Hospital, Brisbane State High School, multiple universities, and robust public transport connections. Stepping into this expertly designed apartment, you're immediately welcomed by an infusion of natural light, which brilliantly illuminates the spacious open-plan living area, crafting a cozy and inviting atmosphere. The layout merges living, dining, and kitchen spaces seamlessly, perfect for both relaxed living and sophisticated entertaining. The contemporary kitchen is outfitted with top-tier appliances, streamlined cabinetry, and generous storage space, ready to satisfy the culinary needs of even the most particular gourmet.

Fees: Council Rates: \$480 per quarter
Water: \$200 per quarter + usage
Body Corporate Levy: Approximately \$3600 per year

The apartment's rental potential is strong, with current market appraisals indicating over \$650 per week for long-term leases and over \$3000 per month for short-term rentals. Residents benefit from immediate access to the Brisbane CBD and primary transit routes, along with exclusive on-site amenities including a large heated indoor pool, spa, sauna, private gym, and BBQ areas. Located in the culturally vibrant South Brisbane, the apartment is within easy walking distance of GOMA, QPAC, the State Library, the Queensland Art Gallery, and the buzzing Fish Lane. It's also surrounded by some of Brisbane's finest cafes, bars, and restaurants. With Brisbane poised to host the Olympics in 2032, this apartment is ideally positioned to be at the centre of all the excitement.