

22/446 Ann Street, Brisbane City, Qld 4000



Apartment For Sale

Monday, 29 April 2024

22/446 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 128 m2

Type: Apartment



Sylvia Disano
0419799979

Auction

Nestled in the bustling heart of Brisbane's CBD, this property offers a prime location at the centre of city living. With world-class dining, entertainment, shopping, and business hubs just steps away, convenience is key. Located on the 9th floor, this apartment boasts unobstructed views of the city, mountains, and waterfront from the east-facing entertainment floor on the 16th roof top level. The facilities include a gym with river views, a pool, a deck for entertaining up to 100 guests, a sauna, and inclusive of a shower and toilet facilities. The well-designed floor plan features two generously sized bedrooms, with the master bedroom having an ensuite and the second bedroom's bathroom with a bath /shower and full size laundry. An enclave off the lounge area provides separate powder room for guests. The layout maximises space and privacy by placing the bedrooms on opposite ends of the apartment. The high ceilings and natural light create a harmonious blend of comfort and style. The modern kitchen is equipped with high-end appliances and sleek marble finishes, perfect for both the home chef and entertaining guests. The open-concept design seamlessly connects the kitchen to the living areas, enhancing the sense of space. Step outside to your spacious private balcony (24 sqm) and soak in the breathtaking views of Brisbane's skyline. Whether you're enjoying your morning coffee or unwinding after a busy day, this outdoor space provides a perfect retreat. Convenience is key with one designated car park, two visitor car parks, plus two hours free guest parking available in the next door shopping centre. Enjoy the freedom of having your own parking spot in this prime location and convenience for your visitors also. Indulge in the vibrant atmosphere of the nearby Howard Smith Wharves, home to the renowned Felons Brewing Co. Enjoy craft beers, delectable cuisine, and riverside ambiance just moments away. Located close to Central Station, you have easy access to major transportation hubs that connect you seamlessly to the rest of Brisbane and beyond. Whether for work or leisure, travel with ease from this central location. Immerse yourself in the diverse array of entertainment and dining options that Brisbane CBD offers, from fine dining to trendy cafes and cultural experiences. Explore the cultural richness of the area, with galleries, theatres, and events contributing to the vibrant atmosphere. Your residence at 446 Ann Street puts you at the heart of Brisbane's cultural scene, with essential amenities, shopping centres, supermarkets, and services within walking distance, ensuring your daily needs are easily met. Take advantage of the proximity to the Brisbane River, offering opportunities for scenic walks and recreational activities. Secure this apartment and start a lifestyle filled with peace, convenience, and luxury. Rental returns at present is \$845 p.w. Don't delay contact Sylvia today on 0419 799 979 to arrange your private inspection if the scheduled open homes aren't suitable.