

\$630,000

Located in the heart of the Brisbane City at The Sebel Brisbane, this dual key apartment offers a unique investment opportunity. These two apartment under one title 93sqm in total: 1 bedroom apartment with car space and a studio apartment, fully furnished, equipped with ducted air-conditioning, built-in robes, and refurbished bathroom. Current in the Sebel Hotel achieving approx net income \$60,000 per year before outgoing. Potential permanent rental income of approx \$1,100 per week (\$600 - \$650 for the 1 bedroom unit and \$425 - \$450 for the studio), this unique property is particularly attractive to savvy investors.

07 - 1 Bedroom apartment- Fully furnished- 1 Spacious bedroom- Modern bathroom- 1 Secure car space- Balcony with city views- Fully ducted air conditioning- Potential permanent rent of approx \$600 - \$650 per week fully furnished

06 - Studio apartment- Fully furnished- Modern bathroom- Large window allowing for lots of natural light- Fully ducted air conditioning- Potential permanent rent of approx \$425 - \$450 per week fully furnished

Building Facilities:- Reception- Outdoor heated swimming pool- Well equipped gymnasium- Sauna

Close proximity to the The Queen's Wharf Brisbane precinct, a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, a pedestrian bridge to South Bank and river boardwalks. The Waterfront Precinct (Eagle Street Pier Development) Entertainment Area and the new Albert St train station which will allow you to get in and out of the City quicker and easier than ever before.

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit - <https://firb.gov.au/> to ensure that you are in a position to buy.

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.