

22701/28 Merivale Street, South Brisbane, Qld 4101 **Harcourts** Connections

Apartment For Sale

Friday, 14 June 2024

22701/28 Merivale Street, South Brisbane, Qld 4101

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 81 m2

Type: Apartment



Rocky Zhong

0413760053

Best Offer By 1Jul (Extra Large Balcony)

22701/28 Merivale Street, South Brisbane Step into elevated urban living with this stunning two-bedroom, two-bathroom apartment on the 27th floor of a prime South Brisbane location. Situated at 22701/28 Merivale Street, this corner apartment offers breathtaking views of Brisbane's cityscape and river, making it an ideal urban retreat for families and investors. Convenience is at your fingertips with West Village Shopping Centre nearby for all your daily needs. Enjoy the vibrant city lifestyle with dining, entertainment, and cultural attractions just steps away. From world-class institutions like GOMA and the Queensland Art Gallery to the lively atmosphere of QPAC and the Brisbane Convention and Exhibition Centre, everything you need is within reach.

- Rental Appraisal: Approximately \$830-\$880 per week
- Body Corporate Fees: Approximately \$1840 per quarter
- Council Rates: Approximately \$480 per quarter

Apartment Features:

- Secure Car Park: Located on level 3 opposite the lift
- Bedrooms: Two spacious bedrooms
- Bathrooms: Two modern bathrooms
- Kitchen: Stone benchtops, gas cooktop, premium appliances
- Private Balcony: Perfect for relaxation or as a study nook
- Natural Light: Floor-to-ceiling windows offering stunning views
- Additional Conveniences: Internal laundry, security intercom system
- Air Conditioning: Central ducted air-conditioning
- Parking: Secure car parking available
- School Catchment: Brisbane State High School

Exclusive Onsite Amenities:

- Gym and Yoga Room: Stay active with professional facilities
- Outdoor Cinema: Enjoy movie nights under the stars
- Lap Pool and Sun Decks: Relax and unwind by the pool
- Entertaining Areas: Cooking facilities including Teppanyaki, BBQ and pizza ovens

Prime Location:

- Public Transport: Easy access to bus stops, train stations, and shared scooters/bikes
- Shopping and Dining: Nestled between West Village and Soda Factory Precinct with top shopping and culinary experiences
- Cultural Precinct: Close to GOMA, QPAC, and river walks
- Nearby: Just a bridge away from Brisbane CBD and a short stroll to Southbank's Streets Beach

School Proximity:

- In the catchment for West End State School and Brisbane State High School, close to Somerville House, Saint Laurence's College, and Saint Joseph's Primary School

About the Building: "EVE" Tower in the Ivy & Eve Complex, built in 2018, is a 30-storey building in the heart of South Brisbane, adjacent to the cultural and culinary hub of Fish Lane. Unit 22701 is a well-appointed 2 bed, 2 bath apartment on the 26th floor, perfect for a high-yield investment or owner-occupier. Don't miss the chance to secure this coveted urban retreat in one of Brisbane's most sought-after locations. Contact Rocky Zhong today on 0413 760 053 to arrange a viewing and seize this opportunity.

Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.