

**22708/28 Merivale Street, South Brisbane, Qld 4101**

Place. **P**

## **Unit For Sale**

Wednesday, 17 April 2024

22708/28 Merivale Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Top Offer Closing Tuesday 7th May

Welcome to "EVE" Tower of the well-known Ivy & Eve Complex built in 2018. This is a 30 storey apartment building on the front row of South Brisbane, well known for prime lifestyle location adjacent to Fish Lane, a cultural and culinary heartland. Unit 22708 is a well-appointed 2 bed 2 bath apartment situated on the 27th floor, great for a high-yield investment or owner occupier alike. Be greeted by a generous master bedroom with ensuite, and a second large bedroom and bathroom. A corridor will lead you past a large European style laundry to an open living dining area and a balcony overlooking the lengths of South Brisbane. A spacious galley kitchen is well-appointed in the floorplan, designed to separate any noise from the living area away from the bedrooms. The apartment also comes with a secure carpark situated on a corner of the third level, elevated and quick to access. Corner carparks are highly desirable for the extra space and ease of access. The apartment is fitted with central ducted air-conditioning, stone bench tops with gas cooktops, and sound-blocking sliding doors. Ivy & Eve gives you access to its incredible onsite amenity which includes a massive outdoor pool, beach house, entertaining area with weekly movie screenings, pool table and a well-fitted gym, bbq facilities, sauna plus an impressive entrance foyer. The complex also includes circa 50 secure visitor carpark spots, perfect for guests and hosting gatherings. Location - Public transport is a breeze with bus-stops and major interchanges, train stations only minutes away, as well as plentiful amount of share scooters/bikes. - You are nestled between the trendy West Village and Soda Factory Precinct featuring all the best shopping and culinary experiences, as well as the cultural precinct of GOMA, QPAC, riverwalks etc. Additionally, you are only one bridge across from the Brisbane CBD as well as a short stroll away from Southbank's most popular Streets Beach. - Within Brisbane's most desired catchment area of West End State School and Brisbane State High School. Close proximity to Somerville House, Saint Laurence's College and Saint Joseph's Primary School. Rental appraisal: ~\$900 per week Body Corp: ~\$5,571 per year (INCLUDES Admin + Sinking Fund & Insurance levy) Council Rates: ~\$1,920 per year Offers Closing on Tuesday 7th May unless sold prior. Contact Ryan & Lauren on 0478 566 696 today. Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.