

**24/436 Ann Street, Brisbane City, Qld 4000**



**Sold Apartment**

Friday, 1 September 2023

24/436 Ann Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Area: 60 m2**

**Type: Apartment**



Sahan Jay

0736384660

**\$368,000**

Located in The Manhattan building, located on the vibrant Ann Street. This exceptional 2-bedroom loft-style apartment presents a fantastic opportunity to own a stylish urban residence in a prime location. Renovate and add value, or continue to rent out and achieve a great return! With its desirable features, high rental yield and close proximity to amenities, this property is perfect for professionals, couples, or savvy investors seeking a modern and convenient lifestyle. Property Features:-- 2 Bedrooms- 2 Bathrooms off both bedrooms- Boutique building of only 41 apartments- Currently renting at \$440 per week on a periodic lease- Rental potential of approx. \$570 - \$580 per week furnished- Low outgoings- Onsite management- Secure building access- Close to Public Transport; Bus, Train and CityCat Ideally located near to the newly developed Howard Smith Wharf entertainment precinct featuring fine dining options, the popular Felons Brewery, bars and cafes along the Brisbane riverfront. It's a short stroll to Woolworths Spring Hill, the Queen Street Mall shopping district, the riverside dining precinct of Eagle St Pier and the entertainment hub of Fortitude Valley including Chinatown minutes away. 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.