

**24/460 Ann Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Tuesday, 6 February 2024

24/460 Ann Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 46 m2**

**Type: Apartment**



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## Offers Over \$360,000

Be quick to secure this entry level bargain in the centre of the CBD! This outstanding 2-bedroom apartment, showcasing approximately 4-meter high soaring ceilings, offers a fantastic opportunity to own a stylish urban residence in a prime location! Situated within the lively Ann Street in the New Yorker complex, presents a remarkable opportunity to renovate and enhance its value, or opt to continue renting for a substantial 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- 1 Bathroom - 46sqm in total on level 1 - With lift access- Boutique building of only 58 apartments- Currently renting at \$540 per week until 30th June 2024- Rental potential of approx. \$590 - \$600 per week furnished- Low outgoings- Onsite management- Secure building access- Close to Public Transport; Bus, Train and CityCat- Building facilities include, gym, spa and sauna 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