

**2404/222 Margaret Street, Brisbane City, Qld 4000**

**Apartment For Sale**

Friday, 8 March 2024

2404/222 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



Rocky Zhong

0413760053

## For Sale (dual rental income)

Private inspection only ! Welcome to unit 2404 at Sky Tower, Brisbane's tallest and most iconic building. This spacious two bedroom executive apartment offers an unparalleled lifestyle of luxury, convenience and sophistication. From the 24th floor, you can enjoy sweeping views of the Brisbane River, the Botanic Gardens and the city skyline. Whether you're relaxing in the open-plan living area, cooking in the gourmet kitchen or unwinding in the master suite, you'll be mesmerised by the ever-changing scenery.\*\*\* Extra 15m2 Car Park Space (C8104) \*\*\* This apartment comes with exclusive carpark which is not commonly found in this complex. Compare with other carpark that ranges from 12m2 to 14m, this car park is ideal for medium sized car to park. \*\*\* Rental Income and future potential \*\*\* Currently leased by a student who highly cares about the unit. For goodwill, the owner was kind enough to maintain the rental to the moderate level as having a great tenant always brings invisible value to the property. The current rental is \$570 till March 2025, with potential for the tenant to vacate a couple of months earlier. The new rental appraisal is \$800 plus for late 2024/2025 rental market. \*\*The Facts\*\*- Clear open view overlooking the stunning Brisbane river with city skyline- One large bedroom with built-in wardrobe and floor-to-ceiling windows for both living area and bedroom 1- Modern bathrooms with high-quality fittings and fixtures- Stylish kitchen with gas cooktop, dishwasher- Open-plan living and dining area- Ducted air conditioning throughout\*\*The Owner Loves\*\*- Waking up to the stunning river view every morning- Walking to the Botanic Gardens, Union Square and South Bank- Enjoying the amenities and services of Sky Tower- Living in the heart of Brisbane's most vibrant and sought-after neighbourhood\*\* Sky Tower Features : \*\*- Brisbane CBD location and luxury concierge reception- Five-star amenities and service- Fully equipped gym- Swimming pool with 360-degree panoramic views on level 40- Entertaining spaces on multiple recreational decks\*\* Rental Income and Outgoings \*\*- Current rental: \$570 per week- Long term rental appraisal: \$800 to \$850 per week- Body Corp (admin fund + sinking fund + insurance): approx. \$2000 - \$2100 per quarter - Rate: approx \$482 per quarter- Water & Utility: approx: \$250 to \$280 per quarter \*\*Don't miss this opportunity to own a piece of the sky!\*\*\*Disclaimer:This property is advertised for sale without a price and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering."