

2407/108 Margaret Street, Brisbane City, Qld 4000

Unit For Sale

Monday, 22 April 2024

2407/108 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Type: Unit



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FOR SALE

Equipped with ducted air-conditioning, a kitchenette and private ensuite bathroom, this city studio apartment offers brilliant comfort and convenience for a student or a person who needs a CBD base. It even has a balcony with a sliding door for natural light and fresh air to flood in. The bedroom + living/dining space is carpeted and spacious and there is a built-in wardrobe and chest of drawers. In the kitchen, a single hotplate, rangehood and sink plus ample storage and shelving are available for preparing meals at home. Otherwise, there is a huge commercial kitchen that residents are welcome to use, featuring stoves/ovens, microwaves and dishwashers. Residents can make use of all of the building's facilities, including swimming pool, multiple communal areas for socialising and studying, BBQ facilities, a TV room with Foxtel, and a library/games room with books and board games. For caffeine lovers, there is a café on the ground floor. A laundry room is available with coin-operated washers and dryers, and ironing facilities. Peace of mind comes from the onsite security and intercom, with access to the building only available via resident security fob after hours. Cyclists will love the bike storage facilities, especially considering how many kilometres of riverside cycling and walking paths exist around the city. From 108 Margaret Street, it's a simple walk to public transport options (buses, trains, CityCat ferries), shopping precincts (Queens Plaza, Wintergarden, Uptown), restaurants, cafes, takeaways and the nearly ready Queens Wharf development. The Botanic Gardens, QUT Gardens Point campus, the River Stage and Queen Street Mall are all within an easy walk. Slightly further afield are South Bank, the Cultural Centre, QPAC, GOMA, and multiple pedestrian/cyclist bridges. With so much to offer, this studio apartment is a unique and smart purchase for a canny investor. Call agent Andi Kovalcek today on 0450 240 518 to book an inspection and you'll quickly identify its true value. Features you'll love:

- 1 bed, 1 bath
- Level 24 studio apartment
- Ducted air-conditioning
- Kitchenette
- Dining space
- Bedroom area with large window, ceiling fan, built-in wardrobe and chest of drawers
- Ensuite bathroom
- Balcony with sliding door

Building/complex:

- Swimming pool
- Elevators
- Onsite security and intercom
- Multiple communal areas for socialising and studying
- BBQ facilities and outdoor dining
- Bike storage racks
- Resident lounge with Foxtel TV, study benches, dining tables and chairs, full kitchen facilities with ovens and dishwashers
- Laundry room with coin operated washers and dryers, and ironing facilities

Location:

- Handy to QUT Gardens Point, Queen St Mall, Botanic Gardens, River Stage, King George Square
- Walk to 'Uptown' (cinemas, shops, food court)
- 300m from Queens Wharf Casino
- Walk to Southbank, Cultural Centre, State Library, GOMA, QPAC
- Public transport: trains, buses, CityCat ferries
- Lots of dine-in and takeaway food outlets within walking distance
- Close to kilometres of riverside walking and cycle paths

Currently tenanted until 18 December 2024. If this property is not sold by the 9th May 2024, it will be going to Auction from 4:00pm on the 9th May 2024 at Harcourts Connections at 217 Stafford Road, Stafford and we will also be live streamed with phone bidding allowed. The owners will consider all offers prior to Auction, so get your offers in before time runs out! 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."