

2415/222 Margaret Street, Brisbane City, Qld 4000



Sold Apartment

Monday, 22 January 2024

2415/222 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



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\$560,000

This furnished modern two bedroom apartment with a car space and storage cage is situated on level 24 in 'Uptown' within Brisbane's newest landmark 'Skytower'. Be one of the lucky purchasers, to secure this luxury development at a fantastic price. Easterly facing with views of Brisbane River, Botanical Gardens and Brisbane City, apartment 2415 is perfectly suited for the owner-occupiers looking for a liveable apartment in the heart of the CBD, or investors seeking a low maintenance investment with great returns and long-term growth. Conveniently located in the heart of Brisbane CBD and in the close proximity of the exciting Queen's Wharf Precinct and the New Albert Street Station, makes this apartment outstanding value! The owner's instruction is clear and requires an immediate result!

Property Features:

- * Two spacious bedrooms with built-in wardrobes
- * One lavish bathroom with floor to ceiling tiles
- * One secure car space (C.24.15) and a spacious storage cage (S.24.15) behind the car space on basement level 7
- * Modern kitchen with European appliances with gas cooktop and dishwasher
- * Floor to ceiling windows throughout the living area, perfectly capturing the stunning views of Brisbane River and Botanical Gardens
- * Fully ducted heating & cooling air conditioning
- * Separated concealed internal laundry
- * Approx. 64 sqm in total on level 24
- * Low body corp fees
- * Quality furniture throughout
- * Access to Pool, Gym and BBQ area on level 40
- * Currently renting at \$700 per week furnished until 16 November 2023
- * Rental potential of \$800 per week after lease ends

Strategic Location

Located at 222 Margaret Street in the heart of the Brisbane CBD, Queensland's largest employment area. Infrastructure Brisbane's CBD benefits from around \$28 billion in future infrastructure. Employment Growth Over 222,000 new jobs are expected within 3km of Brisbane Skytower by 2031 and 65,633 jobs within Brisbane's CBD by 2031. Enjoy a convenient lifestyle where everything you need is on your doorstep. The following destinations are just a stroll away from Brisbane Skytower:

- * Brisbane Queen's Wharf
- * New Albert Street Station
- * CBD workplaces
- * Queen Street Shopping Mall
- * Eagle Street Pier
- * The City Botanic Gardens
- * The Treasury Casino
- * The Museum of Brisbane
- * Cafes, restaurants
- * Boutique retailers
- * Universities - Queensland University of Technology, James Cook University and CQUniversity Brisbane

LOCATION, LOCATION, LOCATION

Only 3-minutes walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years with over 67,000 passengers projected every day.

Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top>

Only 10 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks.

Link - https://brisbanedevelopment.com/queens-wharf-precinct/VIEW_THIS_LINK_TO_SEE_7_Major_Infrastructure_Projects

<https://theurbandevolver.com/articles/brisbane-new-life-post-gfc-development-activity>

VIEW THIS LINK TO SEE HOW BRISBANE'S SKYLINE WILL BE TRANSFORMED BY 2022

<http://www.brisbanetimes.com.au/queensland/interactive-brisbanes-skyline-to-be-transformed-in-2022-20160815-gqsixb.html>

For further information regarding the Brisbane Inner City property market please go to colinwalsh.com.au. Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details.

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