

244/26 Felix Street, Brisbane City, Qld 4000



Apartment For Sale

Thursday, 13 June 2024

244/26 Felix Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 73 m2

Type: Apartment



Kirsten Walsh

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Offers Over \$590,000

Located in the vibrant heart of Brisbane City within Felix Apartments, this charming 2 bedroom apartment offers a comfortable floor plan featuring a spacious balcony perfect for unwinding after a long day. Perfect for owner-occupiers seeking a prime CBD home, a convenient Brisbane base, or the astute investor looking for high returns and capital growth. Do not miss this remarkable chance to secure a fantastic inner-city apartment in the fast-expanding Brisbane CBD! This property is all about location! Enjoy walking distance to the new Kangaroo Point Green Bridge, providing easy access across the river and opening up this vibrant part of the city. Take a leisurely stroll to explore the stunning botanical gardens or indulge in shopping and dining at Queen Street Mall. Additionally, the property is in close proximity to the upcoming Cross River Rail and the exciting Queens Wharf Entertainment Precinct, ensuring you're at the heart of Brisbane's future developments. Body corporate fees approx \$6,499 pa Approx. \$2,800 pa Property Features:- 2 Large bedrooms, both with air conditioning- 1 Bathroom with internal laundry- 1 Secure car space C238- Sold furnished- Modern kitchen with gas cooktop, range hood and oven.- Approx. 73sqm in living (approx. 64m² internal, approx. 12m² balcony) on level 25- Rental potential of approx. \$830 - \$840 per week furnished to a long-term tenant- Combined living & dining area- City and River views- Unbeatable location- Building facilities - Lap Pool, Gym, Spa, Sauna and BBQ area Situated opposite the Eagle Street Pier which is about to receive its first major overhaul in more than 30 years, transforming the popular precinct into a global-standard business and leisure destination. The \$2.1 Billion project with construction currently underway with the objective of enhancing river vistas, reinvigorating underutilised areas and providing broader community and economic benefit. The innovation will include two new office towers, riverfront dining and retail offerings, public space, landscaped green areas and improved access to the precinct for cyclists, pedestrians and watercraft. For more information, please visit -

<https://raywhiteinnerbrisbaneapts.com.au/news/riverside-renaissance> 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