

2601/212 Margaret Street, Brisbane City, Qld 4000



Apartment For Sale

Wednesday, 10 January 2024

2601/212 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 98 m2

Type: Apartment



Tim Bosshard
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Offers Over \$799,000

For those looking for stunning views of the botanical gardens, river and beyond, look no further! This stunning 98 sqm apartment is sure to impress. Offering a popular eastern aspect on level 26, this fantastic apartment has an open plan layout with separated bedrooms and a large entertaining balcony, which is perfect for owner occupiers looking for a chic city home or the investor looking for high return yield with strong capital growth. This one won't last long on the market - Call me today to arrange an inspection!

Property Features:- Two spacious bedrooms separated from each other, master with private en-suite and balcony access- Two modern bathrooms, main bathroom with a bathtub- One secure car park C62 on level 2- Storage Cage S24 on level 2- Open plan living/dining area that opens to the balcony- Carpeted in living areas and bedrooms - Tiled in wet areas- Stylish kitchen with stone benches, stainless steel appliances and a gas cooktop- Concealed laundry- Spacious 21sqm balcony, great for entertaining- Approx. 98sqm of living (76sqm internal; 21 sqm external) on level 6- Currently rented through the Oaks letting pool- Rental potential of \$900 - \$950 per week fully furnished

Building Facilities:- Heated swimming pool- BBQ facilities- Intercom security and camera security system in some common areas- Fully equipped gymnasium

Situated a block away from the Botanical Gardens and QUT and a short walk to the dining and entertainment precinct of Eagle St Pier where you will find casual and fine dining choices, bars, cafes and more. The owners are motivated to sell offering a fantastic opportunity to the savvy buyer. Only 1-minute 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 3 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/>

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.