

2702/212 Margaret Street, Brisbane City, Qld 4000



## Sold Apartment

Thursday, 7 March 2024

2702/212 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 91 m2

Type: Apartment



Tim Bosshard

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**\$775,000**

This impressive apartment showcases breathtaking views of the botanical gardens, river, and beyond. Situated on the 27th level with a desirable south-eastern aspect, this property promises a chic city living experience. It features an open plan layout with separate bedrooms and a spacious balcony designed for entertaining. Ideal for homeowner seeking urban luxury or an investor eyeing strong capital growth and high returns, this stunning residence is unlikely to remain available for long.

**Property Features:-** Two spacious bedrooms separated from each other, master with private en-suite- Two modern bathrooms, main bathroom with a bathtub- One secure car park C43 on level 2- Storage Cage S41 on level 5- 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 balcony, great for entertaining- Approx. 91sqm of living (75sqm internal; 16 sqm external) on level 27- Currently rented through the Oaks letting pool- Rental potential of \$900 - \$950 per week fully furnished

**Outgoings:-** Body Corporate Approx. \$10,424 pa - Water and Council Rates Approx. \$3,000 pa

**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.

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