

2810/108 Albert Street, Brisbane City, Qld 4000



Apartment For Sale

Thursday, 13 June 2024

2810/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 66 m2

Type: Apartment



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Offers Over \$515,000

Rare opportunity to purchase a high level 1 bedroom with a car space in one of Brisbane City's most vibrant locations! Owner occupiers & Investors, do not miss this remarkable opportunity to secure a fantastic Inner-City apartment in the fast-expanding Brisbane CBD! Situated high on the 28th floor in Festival Towers, this well designed one bedroom alfresco apartment offers open & comfortable living spaces, filled with natural light and an alfresco balcony that can be used all year round. Enjoy breathtaking city views, modern amenities, and the convenience of being steps away from premier dining, shopping, and entertainment. This prime location offers excellent rental potential and strong capital growth. Act now to avoid disappointment as this property will not last long! Body corporate fees approx: \$6,895 pa Rates & Water approx: \$2,800 pa

Property Features:- One spacious bedroom - One large bathroom- One secure car space (C.100)- Storage cage behind a lockable door on apartment Level 28 (S.28a)- Refurbished in July/August 2023 (new paint, carpet, and furnishings) *except for the fridge, washing machine, dryer, microwave and lounge *- Separate laundry- Modern kitchen with stainless steel appliances- Ample storage space throughout the apartment- Enclosed alfresco balcony with city views- Total area of approx. 66sqm- Currently in the OAKS letting pool, 90 days required to remove- Rental potential approx. \$760 per week as a furnished property

Festival Towers building facilities include two swimming pools, a spa, sauna, gymnasium and BBQ entertaining area. In the perfect city heart location, all that the vibrant CBD has to offer is at your fingertips with Queen Street Mall just 200m away and major city hotspots such as the Eagle St Pier, Botanic Gardens, QUT and the Casino are nearby. All forms of public transport are within walking distance. This property is all about location! Only approx. 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. Only approx. 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 center, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks.

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. *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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