

**2906-2907/95 Charlotte Street, Brisbane City, Qld  
4000**



**Sold Apartment**

Thursday, 9 May 2024

2906-2907/95 Charlotte Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$710,000**

Located in the heart of the Brisbane City at The Sebel Brisbane, this dual key apartment offers a unique investment opportunity. These two apartments under one title are 93sqm in total: 1 bedroom apartment with car space and a studio apartment, fully furnished, equipped with ducted air-conditioning, built-in robes, and refurbished bathrooms. Potential rents of \$675 - 700pw for the 1 bedroom apartment fully furnished and \$450-475pw for the studio apartment fully furnished, this unique property is particularly attractive to savvy investors. But it doesn't limit the owner occupier looking to move in. Body Corp Fees: Approx. \$11,208 p.a. Council Rates & Water: Approx. \$2,800 p.a. 1 Bedroom apartment with car space- Fully furnished- 1 Spacious bedroom- Modern bathroom- 1 Secure car space- Balcony with city views- Fully ducted air conditioning- Potential permanent rent of approx \$675-\$700 per week fully furnished Studio apartment- Fully furnished- Modern bathroom- Large window allowing for lots of natural light- Fully ducted air conditioning- Potential permanent rent of approx \$450-\$475 per week fully furnished Building Facilities:- Reception- Outdoor heated swimming pool- Well equipped gymnasium- Sauna This stunning apartment is not only replete with modern comforts but also offers easy access to Brisbane City's vibrant lifestyle offerings at your doorstep! 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. Minutes is all it takes to walk to the Eagle Street Pier and Waterfront Precinct development that will integrate notable riverside spots to create vibrant public spaces, shopping, and dining. Also nearby 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. Also incredibly close to the Howard Smith Wharves - this property offers an array of dining options, bars, and green spaces. 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