

**3006-3007/95 Charlotte Street, Brisbane City, Qld
4000**



Apartment For Sale

Monday, 15 April 2024

3006-3007/95 Charlotte Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 93 m2

Type: Apartment



Kirsten Walsh
0431465152

Offers Over \$720,000

Located in the heart of the Brisbane City at The Sebel Brisbane, this dual key apartment offers a unique investment opportunity. Positioned on the top floor, 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. Both apartments are currently under an AirBNB setup. Rental potential with a permanent rental income of approx. \$1,180 - \$1,220 per week (approx. \$630 - \$650 for the 1 bedroom unit and approx. \$550 - \$570 for the studio), 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. \$11,345 p.a. Council Rates & Water: - Approx. \$2,800 p.a. Last FY income from Air BNB \$65,392.12 NET After management fees and cleaning fees. 06 - 1 Bedroom apartment - 1 Spacious bedroom - Modern bathroom - 1 Secure car space Car space 90 - on level 4 - Fully furnished - Balcony with city views - Fully ducted air conditioning - Potential permanent rent of approx. \$630 - \$650 per week fully furnished 07 - Studio apartment - 1 Secure car space Car space 90 - on level 4 - Fully furnished - Modern bathroom - Large window allowing for ample of natural light - Fully ducted air conditioning - Potential permanent rent of approx. \$550 - \$570 per week fully furnished Building Facilities: - Reception - Outdoor heated swimming pool - Well equipped gymnasium - Sauna Close proximity to the The Queen's Wharf Brisbane precinct, a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, a pedestrian bridge to South Bank and river boardwalks. The Waterfront Precinct (Eagle Street Pier Development) Entertainment Area and the new Albert St train station which will allow you to get in and out of the City quicker and easier than ever before. 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.