

302/45 Boundary Street, South Brisbane, Qld 4101



Sold House

Friday, 22 December 2023

302/45 Boundary Street, South Brisbane, Qld 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Area: 63 m2

Type: House



ROXANNE LIU

0421825557

\$435,000

Make Canvas South Brisbane your first property in the vibrant South Brisbane - a perfect blend of lifestyle and convenience, making it an ideal choice for both savvy investors or owner-occupiers. Immerse yourself in the resort-style on-site amenities at Canvas, featuring a breathtaking Skygarden on level 11 with a recreational pool, sunset terraces, and breathtaking views of the CBD, Brisbane river and mountain ranges. Revel in the lush greenspaces of BBQ areas, viewing deck and a fully equipped multi-purpose room for hosting movie nights, all within the comforts of your new home. - Situated on level 3, this modern open plan apartment is about 63M² in size with a good size balcony of views - Bright and airy - this open plan design ensures great ventilation - Designed with optimal functionality, quality finishes and inclusions - The L-shaped stylish kitchen, dining, and living area seamlessly opens to a balcony, creating a perfect space for entertaining - A study nook offers a dedicated workspace away from the living areas - A spacious bedroom with built-ins and floor-to-ceiling glass window - Air-conditioned in both living area and bedroom - A secure parking space and storage - Within 1 km distance to Brisbane CBD - via Victoria Bridge, William Jolly Bridge and the Go Between Bridge - Easy access to the Inner City Bypass (ICB) linking to Brisbane airport and M1 Highway - Walk to South Brisbane Train Station - Walk to the Cultural Centre Bus Station - Melbourne Street - Walk to City Glider and City Council Bus Services - Montague Road - Walk to Brisbane's premier arts and entertainment Hub - GOMA, the Brisbane Convention Centre, South Bank, QPAC and the State Library - Walk to Harry's Market and West Village entertainment precinct - Within Brisbane State High School (BSHS) catchment - Easy access to UQ, Griffith University South Bank, QUT and South Bank TAFE - Owners are motivated to sell and so make this yours before too late! Note that it is currently tenanted until Aug 2024. Current rental is \$580/week. Body Corp is around \$4468.43 each year i.e. roughly \$86/week. Inspection by appointments.