

**30601/1 Cordelia Street, South Brisbane, Qld 4101**



**Apartment For Sale**

Sunday, 5 May 2024

30601/1 Cordelia Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**



Sarah Cummings

## Sale By Negotiation

Brisbane 1, is a well desired address located in the heart of the South Brisbane peninsula, comprising of three towers with an abundance of resort style facilities; all within walking distance to West End, South Bank parklands, a richness of cafes, restaurants and all the lifestyle amenities that city living has to offer. Situated on the 6th floor of tower 3, bathed in natural light with a North - West aspect this spacious one-bedroom apartment with beautiful finishes, will capture the attention of any astute buyer. You will enter to find a contemporary interior showcases stunning timber-style floors, crisp white walls and an open plan design. The floor to ceiling glass windows optimise the urban views from all living areas and the master bedroom. The Kitchen has plenty of storage, stone benchtops and quality appliances including gas cooking and dishwasher. Other features include:- The living and dining area flows through to the balcony, with urban views to the William Jolly Bridge.- Master Bedroom with mirrored built in robe.- Ducted air-conditioning for year-round comfort.- Main bathroom with spacious shower and ample storage, including a mirrored cabinet. - Separate laundry, including dryer.- Undercover secure parking and plenty of off-street visitor parking.- Onsite Management.- Multiple resort-style pools. Including a lagoon style lap pool and a rooftop plunge pool/spa.- Clubhouse & function room, as well as multiple BBQ entertaining areas.- Fully equipped gym & large sauna.- Cinema/ Media room & kids clubhouse.- 1km to City Cat Ferry Terminal.- 700m to South Bank Train Station.- 500m to the famous Fish Lane way.- 400m to Brisbane Convention & Exhibition Centre (BCEC).- 550m to Gallery of Modern Art (GOMA).- 1.5km to Queen St Mall in Brisbane CBD.- 2km to Suncorp Stadium and City Botanic Gardens. Not only does this apartment tick all the boxes for the owner occupier but with a high demand for rental apartments in Brisbane 1, the astute investor will be rewarded with the return options available. Expect a rental return of approx. \$570 - \$600 per week or take advantage of the onsite management that are currently renting similar apartments on a short-term basis for \$400+ a night. This opportunity will not be available for long. Contact Sarah and the Luxe Elite Team today to organise your inspection. Disclaimer: We have in preparing this advertisement used our best endeavors to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.