

3106/70 Mary Street, Brisbane City, Qld 4000

Solutions

Apartment For Sale

Saturday, 15 June 2024

3106/70 Mary Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Kai Liu

0430568851



Kelsey Tarrant

0427021216

Offers Over \$399,000

Perched high on the 31st floor of Mantra on Mary, this property has plenty of natural light and breeze throughout, with its ideal Northern aspect. The property features a sizeable master bedroom with built in wardrobes and a second balcony, and a study room that is separated from the main living area. With plenty of storage and natural light throughout, this property is perfect for an owner occupier looking for a central-inner city pad, or the savvy investor looking for a high rental return! Don't miss out on this opportunity! Register your interest today!

Property Features:-One spacious bedroom with access to second balcony-One spacious bathroom with bathtub -Study room separate from the main living area-Open plan layout opening onto balcony from the living area-Desirable Northern aspect, so there is plenty of natural light and breeze throughout-Kitchen boasting granite benchtops and stainless steel appliances-Ducted air conditioning throughout-Currently renting at \$475 per week furnished until 20th August 2024-Rental potential approx. \$650 per week furnished to a long term tenant after current lease ends-63sqm total living (approx. 53sqm internal and approx. 10sqm balcony) on level 31

Mantra on Mary provides fantastic facilities for residents including a heated lap pool, gym, sauna and BBQ entertaining area. **LOCATION, LOCATION, LOCATION!** Only 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. **Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top>** Only 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 centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. **Link - <https://brisbaneddevelopment.com/queens-wharf-precinct/>**

To receive further information on this property, please click 'Get in touch' and send an enquiry to receive an automatic response with an information pack.

1 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.

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.