

**3112/128 Charlotte Street, Brisbane City, Qld 4000**



## **Apartment For Sale**

Friday, 12 April 2024

3112/128 Charlotte Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 64 m2**

**Type: Apartment**



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## Offers Over \$569,000

This stylish, spacious 64sqm one-bedroom apartment in the esteemed Charlotte Towers is a rare find. Boasting an '12' style layout on the 31st floor, it offers spectacular city views and glimpses of the river. Perfect for both owner-occupiers and investors, this property promises excellent returns and long-term growth, accentuated by an unparalleled lifestyle. This comfortable south-east facing apartment features a very roomy living area that opens to a flexible alfresco balcony. The owner has gone to the expense to enhance the property further with numerous updates such as remote operated ceiling fans in the bedroom and alfresco along with installing 3M tint on the windows to provide more privacy, reduce heat, glare and the harmful UV rays. Located at the heart of Brisbane CBD, Charlotte Towers is a contemporary complex with high percentage of owner occupiers, making it one of the city's most desirable addresses.

**Property Features:-** One well-appointed bedroom with mirrored built-ins- One large modern bathroom with laundry - Recently replaced shower screens, tap fittings and washing machine- One secure car space C.45 on Level 2- HIGHLY sought after alfresco balcony with black roller blinds installed- Desirable South-Eastern aspect and open plan living- Fantastic city views and some river glimpses from the 31st level- Modern kitchen with built-in USB outlet, new Bosch gas cooktop, oven, dishwasher and other high quality appliances- New LED lighting throughout- Fully ducted heating & cooling air-conditioning- Total area 64 sqm- Furniture comes included in the sale- Rental potential of \$700 per week unfurnished and \$800 per week fully furnished to long term tenants- Currently rented through the Oaks hotel letting pool

**Building Features include:-** 24-hour onsite management plus security- Outdoor pool and sun deck- Heated 25m indoor lap pool- Fully equipped gymnasium- Sauna- BBQ and entertaining area

**LOCATION, LOCATION, LOCATION** Approx. 2-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/stations-precincts/> 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. <https://brisbanedevelopment.com/queens-wharf-precinct/> 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.

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