

**314/26 Felix Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Saturday, 3 February 2024

314/26 Felix Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 1**

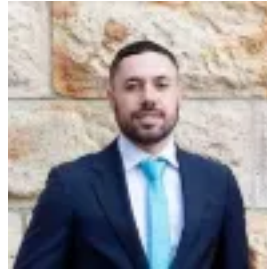
**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Dean Yesberg  
0732311000



Karl Yesberg  
0732311000

## Auction

Positioned high up on the 31st floor in Felix Towers is this striking two-bedroom apartment, located in the dynamic heart of Brisbane City business district. The apartment is the ideal property for either the owner occupier or investor wanting to capitalize on this central location, seeking strong rental yield and capital growth. With its well-planned layout there is no wastage of space in the 84m of living. The contemporary kitchen is sleek in design, functional and has modern appliances. The living area is large and filled with natural light giving good separation for dining and lounge. This leads out to a large balcony ideal for taking in the views and entertaining. The two generously sized bedrooms offer plenty of space with room for queen-sized beds. Property Features:- 2 Large bedrooms- 1 Renovated bathroom- 1 Secure car space - C111 Level 1 - Rental potential of approx. \$750 - \$800 per week furnished to a long-term tenant- Or Rent through the on-site Oaks Hotel short-term rentals - Approx. 84sqm in living (62m<sup>2</sup> internal, 22m<sup>2</sup> balcony) on level 31- City and River views- Unbeatable location- Modern kitchen with gas cook-top & dishwasher- Combined living & dining area- Building facilities - Lap Pool, Gym, Spa, Sauna and BBQ area

Located in the heart of the central business district, this property offers an array of lifestyle options that truly are endless. Brisbane City has some of the most exciting infrastructure projects happening in Australia and 26 Felix St is in a prime location to take advantage of these exciting developments. Within a short walk, you'll have access to some of the best restaurants that Brisbane has to offer. You can take a leisurely stroll to the Queen Street Mall, enjoy a picturesque riverfront walk to Howard Smith Wharf, and the soon to be completed Queens Wharf Casino project, which is set to launch the Brisbane CBD into an international city. A short walk just 200 meters away from the Botanical Gardens, Riverside City Cat terminal, the new Kangaroo Point foot and bike bridge, and the new Cross River Rail Station at Albert Street (scheduled for completion in 2024) places you at the epicenter of urban life. This truly is a wonderful opportunity in one of the best City locations. Additionally, the property is also across the road from the exciting transformation of the Eagle Street Pier. This iconic precinct, which has remained largely unchanged for over 30 years, is undergoing a remarkable \$2.5 billion project scheduled for 1st Stage completion in 2026. The transformation aims to elevate the precinct into a global-standard business and leisure destination. This project will rejuvenate the area with two new office towers, riverfront dining, and retail options, while also enhancing public spaces and green landscapes. Furthermore, it will provide improved access for cyclists, pedestrians, and watercraft, promising to deliver broader community and economic benefits. This city-changing development is set to redefine the area, making it an even more appealing place to live and explore. Don't miss out on experiencing quality urban living. Our sellers are determined to sell so call today for further information and to arrange an inspection. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. Disclaimer: Images used are for illustrative purposes only. Furniture and fixtures depicted may not be included in the sale.