

3210/70 Mary Street, Brisbane City, Qld 4000



Sold Apartment

Tuesday, 15 August 2023

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Bedrooms: 1

Bathrooms: 1

Area: 52 m2

Type: Apartment

\$360,000

This impressive apartment situated on the 32nd floor boasts a spacious layout featuring 1 bedroom and a separate study. Its prime location in the bustling commercial hub of Brisbane City, adjacent to the dynamic Queen's Wharf Precinct and the newly constructed Albert Street Station, adds exceptional value to this property. Perfectly suited for both owner occupiers looking for the convenience of city living and the astute investors looking for steady rental income and capital growth.

Property Features:- 1 King sized bedroom with built-in robes- 1 Spacious bathroom, with ample bench space and laundry- 1 Study/office - Fits single bed/desk or good sized home office- Ducted air-conditioning throughout- Kitchen with quality appliances and plenty of storage space- Approx. 52 sqm in total living space on level 32- Intercom security system- Current renting in the hotel letting pool- Rental potential of \$650 per week furnished to a long term tenant

Building Facilities:- On-site management through Mantra Group- Outdoor 25m lap pool and sauna- Well equipped gymnasium- Barbecue / Recreational Area with plenty of tables and chairs- Secure Visitor Parking

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://brisbanedevelopment.com/queens-wharf-precinct/>

For further information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. 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.

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