

323/26 Felix Street, Brisbane City, Qld 4000



Sold Apartment

Monday, 22 January 2024

323/26 Felix Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Kirsten Walsh

0736384660

\$645,000

Positioned high on the 32nd floor, this is a first class opportunity to secure a quality apartment which would make the perfect Inner-City home or an excellent investment property. Located in the desirable Felix complex in the exciting financial district, this inviting apartment offers spacious open living areas and comes with the added bonus of a rare & huge storage cage, which potentially can be utilised as a second car space subject to Body Corp Approval. Just a stone's throw away from the Eagle Street Pier which is about to receive its first major overhaul in more than 30 years, transforming the popular precinct into a global-standard business and leisure destination. The \$2.1 Billion project with the objective of enhancing river vistas, reinvigorating underutilised areas and providing broader community and economic benefit. The innovation will include two new office towers, riverfront dining and retail offerings, public space, landscaped green areas and improved access to the precinct for cyclists, pedestrians and watercraft. A short walk from your front door can also lead you to stunning botanical gardens, Queen Street mall, the future Cross River Rail, the amazing Queens Wharf Entertainment Precinct and the Kangaroo Point Green Bridge. First time on the market since the building was completed in 2004! A much loved property, but the owner needs to move on - contact me today to arrange your inspection!

Property Features:- Two spacious bedrooms, master with ensuite - Two modern bathrooms- One secure car park (C.435) on level 4- One large 17 sqm secure storage cage (S.435) in front of the car space perfect for storage OR a great potential to utilise as a second car space subject to Body Corp Approval/Consent- Floor-to-ceiling glass to allow for lots of natural light and natural breezes- Stunning River and City Views- Total area approx. 95sqm (internal approx. 82sqm - external approx. 13sqm) on Level 32- Rental potential approx. \$800 per week furnished to long term tenants- Sold Furnished

Building facilities:- Outdoor swimming pool- Gymnasium- Sauna- Onsite reception/management- Visitor parking

For information regarding the Brisbane Inner City property market please go to raywhiteinnerbrisbaneapts.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.

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.