

347 Ann St, Brisbane City, QLD, 4000

Sold Apartment

Thursday, 22 June 2023



347 Ann St, Brisbane City, QLD, 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Hannah Schuhmann

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Why Look Further - THIS One Ticks ALL The Boxes

"Light is of the essence" as the bright North-East facing living area leads seamlessly onto a beautiful terrace. Escape the hustle and bustle of the CBD with expansive views from Spring Hill, over the greenery of Cathedral Square from your spacious entertainment balcony.

This apartment is perfect for those not wanting to compromise on size, space and location for price. Attractive returns and great lifestyle facilities within 'Lexicon' are an added bonus.

But there's more

- + Generous open-plan design
- + Practical & stylish kitchen
- + Fully air-conditioned throughout
- + Extra privacy through bedrooms being located at opposite ends
- + Quality fittings and finishes throughout
- + Bright & airy ambience
- + Furniture Package
- + Secure car space, with easy access off Ann Street
- + Heated pool & spa
- + Fully-equipped gym
- + Entertainment & BBQ area

Ideal for investors or those wanting to move in soon (3 months' notice).

Body Corporate Fees: approx. \$8,482 p.a.

Council & Water Rates: approx. \$2,700 p.a.

Short-term Lease approx \$2,423.01 net per month after Management fees (\$29,076.18 net per annum approx)

Find out more about why this 'Lexicon' apartment is an excellent property opportunity by contacting Hannah Schuhmann on (07) 3254 0888.

Disclaimer: Whilst every care has been taken in producing the above information, no warranty is given to its accuracy. Prospective buyers should take such action as necessary to satisfy themselves in this respect. Property sizes and figures are approximate only, and photos may be from similar apartments a level or two above or below.