

# 3506/43 Herschel Street, Brisbane City, Qld 4000

## Unit For Sale

Saturday, 15 June 2024

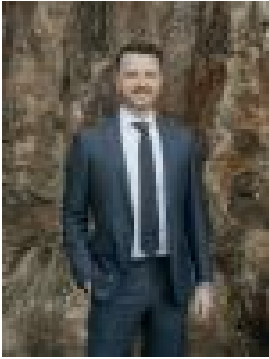
3506/43 Herschel Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 57 m2**

**Type: Unit**



Alex Burchill  
0731100830

## Sale By Negotiation

Perched high up on the 35th floor of the contemporary Infinity complex, one of Brisbane's tallest residential towers, this chic and roomy apartment features an ample study space, perfect as a convenient city residence or a low-maintenance investment with a reliable rental yield. Enjoy spectacular suburban vistas with the Mountain Ranges in the background, and glimpses of Brisbane City, River, and South Bank, all through expansive floor-to-ceiling windows. Boasting a modern design, spacious layout, and high-quality finishes, this apartment is sure to impress. Just a 2-minute walk to the new Roma Street Station, part of the Cross River Rail Project, destined to be the state's premier transport hub, connecting to suburban bus and rail networks, as well as regional and interstate services. Also, only a short stroll to South Bank Parklands via the Kurilpa Bridge.

**Property Features:-** One generous bedroom with mirrored built-in wardrobes- One contemporary bathroom- One expansive study room, ideal for a home office- Spacious open-plan living area- Floor-to-ceiling windows offering fantastic suburban views, with the Mountain Ranges as a backdrop and glimpses of Brisbane City, River, and Roma Street Parklands- Modern kitchen with stainless steel appliances and a gas cooktop- Separate laundry room- Ducted air conditioning throughout- Approximately 57sqm of living space on the 35th floor

**Notable information:-** Currently rented at \$500 per week until 28th February 2025- Rental appraised at \$600-\$650 per week- Body Corporate fees: \$4389/ Year approx- Council Rates: \$1923/ Year approx- Water Rates: \$1092/ Year approx

Infinity boasts top-notch facilities, including an indoor pool, spa, sauna, gym, onsite management, and 24-hour security. Located in one of the CBD's most vibrant and coveted areas, you'll have easy access to shopping at the Queen Street Mall, various transport options, fine and casual dining, entertainment venues, business and professional services, QUT, several schools, the Casino, and South Bank. Contact Alex Burchill on 0452 370 382 to enquire or inspect!