

3601/108 Albert Street, Brisbane City, Qld 4000



Sold Apartment

Saturday, 20 January 2024

3601/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Kirsten Walsh

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\$677,000

We are proud to present the most desirable and anticipated floor plan in Festival Towers. This sought-after floor plan is now available for sale, presenting a great opportunity to secure a fantastic apartment in immaculate condition in the highly desirable Festival Towers. Situated on the 36th floor with a desirable north-facing aspect, this apartment offers stunning city views and river glimpses from its elevated position. Whether you are looking for an excellent investment with high returns or a comfortable CBD home, this apartment ticks all the boxes. The property is currently vacant and ready to move in, providing immediate occupancy for its new owners. Additionally, Festival Towers is conveniently located in the heart of Brisbane CBD and is in close proximity to the exciting Queen's Wharf Precinct and the New Albert Street Station. Its prime location adds exceptional value to this already outstanding property. Don't miss out on this chance to own a remarkable apartment in Festival Towers. A much loved investment property, but the sellers must move on. Contact us today for more information or to arrange a viewing - This one won't last long!

Property Features:- Two bedrooms with mirrored built-in wardrobes and refurbished ensuite- Two modern bathrooms, main with laundry and bathtub- One secure car space conveniently located near the lifts (C.134 on Level B3)- Secure storage cage (S.36A on apartment Level 36)- All new lights throughout the property with brushed aluminium light switches and power point covers- Freshly painted walls, doors and trims and new carpet throughout- Extra soundproofing installed in walls- Open plan living area features bi-fold doors which open out to the alfresco balcony- Private alfresco balcony can be utilised as a unique living space- Sizeable kitchen boasting quality appliances including gas cooktop and Bosch dishwasher - Ducted air conditioning- 86sqm on the 36th floor with City views- Rental potential of \$850 per week unfurnished and \$950 per week fully furnished to long term tenants- Vacant Possession available - Ready to move in or rent out!

The Festival Towers building facilities include a pool, spa, sauna, gymnasium and BBQ area. In the perfect city heart location, all that the vibrant CBD has to offer is at your fingertips with Queen Street Mall just 200m away. 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 information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit <https://firb.gov.au/> to ensure that you are in a position to buy. **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.