

37/35 Howard Street, Brisbane City, Qld 4000



Apartment For Sale

Wednesday, 22 May 2024

37/35 Howard Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 130 m2

Type: Apartment



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Offers Over \$1,495,000

Bask in the breathtaking, uninterrupted vistas of Brisbane City, our shimmering river, Kangaroo Point, and the iconic Story Bridge from this remarkable apartment, located in the prestigious Admiralty Towers One - Brisbane's ultimate waterfront address. Enjoy these stunning views throughout the apartment, culminating in a spectacular display from your completely private riverfront balcony. With a serene ambiance and a perfect north-easterly aspect that captures the morning sun, this rare gem is not to be missed!

Features:- Two spacious bedrooms: Both offering river views, balcony access, and floor-to-ceiling glass windows- Two stylish bathrooms: Modern and elegantly designed.- One secure parking- Expansive balcony: Spanning the width of the apartment, offering panoramic river views.- Generous living area: Light-filled and designed to maximize the view.- Gourmet kitchen: Outfitted with Miele appliances and a view towards the Story Bridge.- Ducted air conditioning: Ensuring comfort throughout the apartment.- Large separate laundry room: For added convenience.- Spacious layout: Total of 130 sqm (118 sqm internal & 12 sqm external) on the 6th floor.- Optional owner furniture can be included- Potential rent of \$1,300-\$1,350 fully furnished and \$1,200-\$1,250 unfurnished

Indulge in resort-style facilities and enjoy the peace of mind provided by professional on-site management and secure access. Admiralty Towers One offers direct access to the scenic river boardwalk, making it just a short stroll to the vibrant Eagle St Pier dining precinct. Situated in the heart of the CBD, you'll have easy access to all amenities. This stunning apartment is not only replete with modern comforts but also offers easy access to Brisbane City's vibrant lifestyle offerings at your doorstep! 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. Minutes is all it takes to walk to the Eagle Street Pier and Waterfront Precinct development that will integrate notable riverside spots to create vibrant public spaces, shopping, and dining. Also nearby 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. Also incredibly close to the Howard Smith Wharves - this property offers an array of dining options, bars, and green spaces. 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.