

3709/108 Albert Street, Brisbane City, Qld 4000



Apartment For Sale

Thursday, 13 June 2024

3709/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 90 m2

Type: Apartment



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Offers Over \$745,000!

**** View shots from 3 floors below, new view shots to come ****This brilliant 2 bedroom apartment, situated in the sought-after Festival Towers, presents an excellent opportunity for investors aiming for high returns and capital growth, as well as for owner-occupiers desiring a dynamic inner-city lifestyle. Located in the constantly evolving CBD, this apartment is within walking distance of prime attractions like the Botanical Gardens, Queens Wharf, Cross River Rail, Queen Street Mall, and the upcoming Eagle Street Pier redevelopment. Enjoy the functional 90sqm floor plan, complete with an enclosed alfresco dining area, creating the perfect space to relax and unwind. With the utmost convenience of entertainment, work and leisure this is the prime location to invest or live in. Body Corp: Approx. \$7,252 pa Rates & Water: Approx. \$2,800 pa Property features:- Two spacious bedrooms master with views of Brisbane River and Inner Brisbane City- Two bathrooms, including an ensuite for the master bedroom.- One secure car space (# C.37 on level 1)- Secure storage on located on (# S.73 on level 1)- Open plan living on the 37th floor - Total 90sqm- South Bank, Brisbane River & City views- Large alfresco balcony- Modern kitchen featuring a gas cooktop & dishwasher- Currently renting in the OAKS hotel letting pool - Expires 10th September 2024- Sold unfurnished- Rental potential of approx \$830-\$850 per week unfurnished and approx. \$930-\$950 per week as a furnished property. Festival Towers building facilities include two swimming pools, a spa, sauna, gymnasium and BBQ entertaining 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 and major city hotspots such as the Eagle St Pier, Botanic Gardens, QUT and the Casino are nearby. All forms of public transport are within walking distance. This property is all about location! Only approx. 2-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. Only approx. 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 center, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. For information regarding the Brisbane Inner City property market, please go to <https://raywhiteiba.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.