

39/72 Macquarie Street, St Lucia, Qld 4067

Doug Disher Real Estate

Sold Apartment

Saturday, 23 September 2023

39/72 Macquarie Street, St Lucia, Qld 4067

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 162 m2

Type: Apartment



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\$2,300,000

On the 13th and highest floor of 'Henley' this spectacular home, in the sought-after University suburb of St Lucia, offers some of the most stunning views of Mt Coot-tha, the Brisbane River and the CBD in a near-270° panorama. Macquarie Street is arguably Brisbane's best riverfront address, with a prized combination of absolute riverfront, northerly aspect, city views and near-total isolation from traffic noise. You truly feel like you're on top of the world and the views are sublime enough to rival those of Mt Coot-tha lookout. You'll revel in the spectacle of the annual Riverfire and New Year's Eve fireworks but the twinkling city lights are captivating all year round and the sunset over Mt Coot-tha is something you'll cherish every time you witness it. From here, you can walk to The University of Queensland or to the CityCat terminal at Guyatt Park for a scenic and relaxing ride along the river to the City, South Bank Parklands and Cultural Centre, QUT and beyond. Sharing the top floor with one other home, the residence offers 162 sqm of living space, adjoining 72 sqm of covered balconies via expansive floor-to-ceiling glass, creating a wonderful harmony between the indoors and outdoors. The home boasts 2.6m high ceilings, is full of light and naturally enjoys sensational cross-ventilation, ensuring the ducted air-conditioning will only be required on those particularly balmy Brisbane Summer days and nights. Recently repainted and with new carpet throughout, the home has been well-maintained but there is scope to modernise as well as open up living spaces to create a more contemporary, open-plan layout. The home not only provides ample internal cupboard space but its exceptional three-car garage is decked out with shelving and offers more storage space than most could need. Henley is a highly-regarded residence; tightly-held and possessing a wonderful sense of community with regular social events and even a communal library. The complex boasts an expansive riverside lawn, connecting to the inground pool and spa area, as well as their covered entertaining deck right on the water's edge, complete with BBQ, bar fridge and enough tables and chairs for a substantial party. Being sold as part of an Estate settlement, this is a rare and tantalising opportunity to secure an exceptional residence in a premier address. Key financials: Body Corp Admin: \$17,532.50 per annum Body Corp Sinking Fund : \$8824.82 per annum Council Rates: \$2,939.40 per annum Administrative Fund: \$205,725.73 as at 11/08/2023 Sinking Fund Balance: \$494,928.27 as at 11/08/2023 ****FLOOD-PROOFING**** In 2011, all three basement levels were flooded. In response, the body corporate installed a barricade wall outside the Managers' office facing the riverside lawn as well as a back-up generator (which automatically turns on in the event of a blackout). In 2022, the flood barrier did its job, however the lower basement flooded to a height of roughly 1m due to water entering from the Macquarie Street side via the entry and exit ramps to the basements. The back-up generator enabled them to keep the power on with full lift operation. After the 2022 flood, the body corporate acquired floor barriers to be installed at the entry and exit ramps to Macquarie Street. They also have 3 pumps installed in the basement to pump water out.