

4/301 Ann St, Brisbane City, Qld 4000



Sold Unit

Thursday, 26 October 2023

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Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 63 m2

Type: Unit



Phil McGrath

\$598,000

Impact Property are now proud to announce that 4/301 Ann St is officially Under Contract. This unit attracted a lot of interest from buyers who are known to me. Please contact me if you wish to sell, either on or off market? Buyers are desperate to buy into buildings like Rothbury Here is the text from the listing. Impact Property are proud to present 4/301 Ann St Brisbane City to the real estate market. This is the opportunity that you have been waiting for. For Sale is an Elegant, Fully Renovated, 2 Bedroom / 2 Bathroom Unit in is located right in the Heart of the City. The unit comes with an allocated car park that is undercover and is in a gated secure compound. The unit also maintains the comforts and facilities of contemporary living and a vibrant modern lifestyle !The unit is listed For Sale with Vacant Possession. You can be moving in or renting this unit out as soon as it settles. The unit is on the ground floor. The Unit is also at the back of the complex. This means it is very quiet. The unit is actually whisper quiet as it is constructed of a lot of concrete. The unit is also very private. There are no nosy neighbours to this unit. This unit enjoys a great design, 3-metre-high ceilings, fully ducted air-conditioning, stylish renovated kitchen and much, much more. The unit is now fully renovated. The owners have done an amazing job in painting the unit and renovating it. The previous owners supplied and installed new Italian Floor Tiles; and Floor to Ceiling Elfa American Style ultra-modern Robes in each bedroom. This unit is very impressive. The unit is located in the 'Rothbury on Ann' building. This building exudes class and style of a previous era. The building is a Heritage listed. The options are endless for you. You can choose to live in the unit or to have it as an investment property either on a 6- or 12-month lease or in the Ultiqa Rothbury on Ann unit pool (this may gain a rent of \$850pw - \$1,000pw, depending on how much can be gained on sites like www.booking.com.au). A long-term rental appraisal is circa \$700- \$750pw. This is on a 6 or 12 month lease. You can also choose to rent out the car park for circa \$400- \$500 a month. Rothbury on Ann's friendly and helpful management team are an extra plus, offering genuinely dedicated service to its residents. More information on the hotel pool is accessed via www.ultiqarothbury.com.au. Rothbury clean common areas of the building and maintain the overall building. Body Corporate Admin Fund charges are circa \$6,400 per annum. Please note. the Body Corporate has paused changing for the Sinking Fund until April 2023. Sinking Fund charges for 2022/2023 were \$5,270. There is circa \$925k in the Sinking Fund as at 31/3.23. Some relatively minor works are planned in the future. The committee decided to pause charges for 9 months to 31/3/24 as there was a substantial amount in the Sinking Fund. I am happy to send you information from SMS Strata and the Body Corporate Disclosure Statement. The fact that the unit is in a Heritage Listed actually preserves the value of the building and its units. Council Rates are circa. \$1,547 per annum (excludes water charges) This property is owner occupied. It is being sold 'as is', partly furnished or completely vacant. Included in the sale are the fridge, washing machine and possibly the bed and sofa bed. These can be discussed to suit your own personal preferences. The location is supreme. The immediate location offers -- 1 minute walk to Central Station- 5 minutes' walk to Roma Gardens and Parklands;- 2 mins walk to the Queen Street Mall, Event Cinemas, David Jones etc;- The Botanic Gardens are located around the corner;- Week day and weekend markets are a stone throws away;- Spoilt for choice being Centralised walking distance to nightlife near the River or in the City or the Valley and surrounds. We invite you to either view this stunning unit or to make contact with us to discuss your interest in buying it. Disclaimer: Whilst every care has been taken in producing the above information, no warranty is given to its accuracy. Prospective buyers should take such action as necessary to satisfy themselves in this respect.