

**4/70 Hope Street, South Brisbane, Qld 4101**



**Apartment For Sale**

Wednesday, 8 November 2023

4/70 Hope Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



George Yang  
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## Best Offers by 28 November 2023 5pm

Best Offers by 28 November 2023 5pm With a cosmopolitan vibe, and an unrivalled location, 4/70 Hope Street, South Brisbane is certainly the place to be! Nestled within a boutique complex with only 26 apartments, a discerning buyer will appreciate the privacy on offer, whilst admiring the convenience of inner city living. Close to a plethora of cafes, restaurants, public transport, and world class entertainment establishments, this property has a potential rental yield of \$800 to \$850 and is a gold mine set for future growth. This apartment is brought to the market in great condition and features:

- Large 196m<sup>2</sup> open concept floorplan
- 2 bedrooms - separated for privacy and both with built-in-robos + master with ensuite & direct access to balcony
- 2 bathrooms - ensuite with twin vanity & main with bath/shower + combined laundry
- One large balcony surrounded by sub-tropical landscaping with city vistas & one private courtyard
- Kitchen offers copious storage, quality stainless steel appliances, microwave nook & gas cooking
- Glowing amber-coloured engineered wooden floors
- 1 undercover car park & visitor parking
- Secure residents' lobby with audio-visual intercom

Only enhancing the appeal of this apartment, local amenities are abundant and include:

- 850m from Brisbane CBD
- In catchment for highly favoured Brisbane State High School
- Southbank district is on your doorstep
- Leisurely walk to public transport - ferry terminals, train stations & bus networks
- Entertainment precinct includes cinemas, QPAC, Queensland Museum, the Gallery of Modern Art and Qld Art Gallery
- The ever-bustling Fish Lane is just around the corner - famous for its restaurants, cafes, street art and green spaces

Many will love this property, but only one can own it! Don't miss this rare opportunity to secure this impressive apartment. Contact George Yang at 0488 199 888 for further information. PLEASE NOTE: We are aware that the parking on Hope Street will be a major problem during inspection times as there is limited visitor parking. Feel free to use the nearest carpark "Get Parked", or any other surrounding parking garages. If you do utilise paid parking during inspection times, we will reimburse your parking fee. Just simply provide us with a photo of the parking receipt with legible timestamps. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.