

404/108 Albert Street, Brisbane City, Qld 4000



Apartment For Sale

Saturday, 16 December 2023

404/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 145 m2

Type: Apartment



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Offers Over \$735,000

Here is the perfect opportunity to purchase a unique quality property in a location that is simply unbeatable. Positioned on level 4 in the popular Festival Towers, this is truly a rare style of apartment to come to market in the CBD! This well designed, 2 bedroom, spanning over 145sqm features soaring high ceilings providing a larger sense of space & natural light. The rare bonus of a 65sqm fully enclosed courtyard with lush surroundings is ideal for the pet owner who enjoys to entertain. This apartment is vacant and ready to move in and call home. Also suitable for the astute investor is looking for a high yielding investment with strong capital growth potential. A low maintenance apartment with privacy & security, this property is sure to impress and won't last long! Property features: - 2 large separated bedrooms - master with courtyard access and ensuite - 2 bathrooms - 1 secure car space (C 19 on level 2) - Large secure storage cage (\$75 on level 1 - Behind a locked door for extra security!) - Total area of approx. 145 sqm (80sqm internal; 65sqm courtyard) - Fully enclosed courtyard - Extra high ceilings - Sold unfurnished - Modern kitchen with gas cooktop & dishwasher - new rangehood installed - Air-conditioned throughout - Rental potential of approx \$920-930 per week unfurnished and approx \$1,000 per week furnished. The owners of this much loved property have relocated and require an outcome ASAP. This property represents the best value currently for sale in the CBD! Festival Towers building facilities include a pool, spa, sauna, and gymnasium and BBQ 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. Only approx 1 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. Link <https://www.colinwalsh.com.au/cross-river-rail/> Only approx 5 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 centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link - <https://www.colinwalsh.com.au/new-world-class-entertainment-precinct-for-queens-wharf-brisbane/> For information regarding the Brisbane Inner City property market please go to colinwalsh.com.au. This fantastic opportunity will not last - register your interest today. *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.