

**409/109 Commercial Road, Teneriffe, Qld 4005**



**Apartment For Sale**

Tuesday, 2 April 2024

409/109 Commercial Road, Teneriffe, Qld 4005

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Prudence Lam  
0401562513

## For Sale

Situated in the beautiful "Fabric" building in the heart of Teneriffe. Each apartment in the building has been designed to deliver a visually appealing, contemporary and convenient lifestyle. Unit 409 features:

- 2 bedrooms plus study
- Open plan living space stretching out to generous balcony
- Ducted air-conditioning in living and all bedrooms
- Kitchen with streamlined layout including Miele gas cooking and dishwasher
- Main bedroom with en suite and built-in robe
- Spacious second bedroom with built-in robe
- Balcony with enough room for outdoor dining
- Internal laundry

Building facilities:

- On-site manager
- NBN
- Intercom security
- Pet-friendly complex
- Rooftop sky pool deck with cabana lounges and city views
- Yoga sun lawn and fitness space
- Two BBQ communal areas with 4 private dining areas
- Undercover car-parking

LOCATION:

- Woolworths Metro and cafes downstairs
- Walking distance to Beccafino's and other lifestyle offerings on Macquarie & Vernon Streets
- 250m to Teneriffe Ferry Wharf
- 700m to Gasworks Plaza
- 800m to James Street
- 1.5km to New Farm Park and Howard Smith Wharves
- 2km to Bowen Hills or Fortitude Valley Train Stations
- 3km to Brisbane City
- 11km to Brisbane Airport
- Excellent access to public transport, including City Cat and Bus Terminals as well as the recently upgraded river walk leading all the way to CBD and Portside
- School catchments - New Farm State School & Holy Spirit Primary

Financials:

- Body Corporate Fees - Approx. \$1450 per quarter
- Council Rates - Approx. \$480 per quarter
- Urban Utilities - Approx. \$246 per quarter
- Rental Return - \$700-\$750 per week

This property is being sold without a price and therefore a price guide unfortunately cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

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. Some pictures may be indicative only. 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.