

**44/46 Boundary Street, South Brisbane, Qld 4101**



**Apartment For Sale**

Wednesday, 28 February 2024

44/46 Boundary Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 101 m2**

**Type: Apartment**



Tammy Ye

0423228778

## Offers over \$600K

44/46 BOUNDARY STREET, SOUTH BRISBANE, SILHOUETTE APARTMENT Introducing this exceptional unit located in the heart of South Brisbane. Situated within the catchment area of West End State School and Brisbane State High School, this property offers unmatched convenience just a short walk away. Its prime location provides easy access to all that South Bank has to offer, while also being within walking distance of Brisbane CBD and West End. Not to mention, it is surrounded by trendy bars, popular restaurants, boutique shops, entertainment precincts, scenic riverside walkways, and the beautiful South Bank parklands. Here are some key features of the property:

- Recently renovated Hybrid floor and carpet in the bedrooms.
- Contemporary 2-bedroom apartment with an open plan living design
- Master bedroom with Ensuite and small balcony
- Wooden kitchen with granite bench tops, plenty storage cabinet
- Comes with a secure parking spot
- Excellent potential as an Airbnb property, generating up to \$280 per day during peak seasons
- Currently rent for \$680, lease end in May.
- Ducted aircon throughout living area and main bedroom.
- 2nd bedroom also in general size with balcony facing complex pool
- Large balcony connect with kitchen, make it big open entertaining area
- Complex has 25m Lap Pool.
- Secure access with lift and intercom systems
- Professional on-site management for your convenience
- Convenient public transport options right at your doorstep, including bus, train, and ferry services
- City, South Bank, and West End all easily accessible
- Brisbane State High School and West End State School within walking distance (Listing ID: 21128223)