

5/446 Ann Street, Brisbane City, Qld 4000



Sold Apartment

Thursday, 19 October 2023

5/446 Ann Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 93 m2

Type: Apartment



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\$460,000

Positioned on the quiet side of the CBD, you can unwind and relax on the large balcony or get out and enjoy the convenient lifestyle this location offers. Only a short stroll to Howard Smith Wharves entertainment precinct featuring multiple styles of bars for everyone, fine dining, walkways and breath-taking views. The ideal place to spend your weekends or evenings! This exquisite boutique apartment in the heart of Spring Hill offers the perfect blend of urban living and natural beauty, providing easy access to Brisbane's CBD, the scenic riverfront, and lush gardens. It comes fully furnished, making it an ideal investment opportunity. Currently, it's occupied by tenants who are paying \$690 per week, with the lease expiring on 30th June, 2024. When this lease expires, there's excellent potential to fetch a rental income ranging from \$800 to \$830 per week as a furnished property. The entire building is under a refurbishment program that will enhance its desirability with only 41 units in the complex. The Corporate Fees at present support the modernization program giving healthy Negative Gearing for the savvy investor waiting for the Olympic wave of capital gain. The apartment boasts a tastefully designed interior, featuring high-end furniture, including a luxurious Coco Republic white leather lounge, a sophisticated marble coffee table, a sleek Barcelona white leather 2-seat Ottoman, an opulent king size bed, and a wall-mounted 75-inch Samsung Smart TV. The well-appointed kitchen is equipped with a Miele state-of-the-art dishwasher, an extended pulsating swivel faucet over a twin stainless sink, and a gas cooktop, complemented by other top-of-the-line stainless steel appliances. This apartment is sure to impress!

Apartment Features:-
2 bedrooms, master bedroom with air conditioning and private balcony- 1 Bathroom- 1 Secure car space- Separate laundry- Large open style kitchen with gas cooktop and stainless steel appliances- Oversized South-East facing balcony - Ideal for entertaining- One secure car space, plus storage on the ground floor as you enter the building- Total area 93sqm (85sqm internal - 8sqm external) on the 3rd floor- Currently renting at \$690 per week furnished until 30th June 2024- Rental potential \$780 - \$800 per week once current lease ends.- Boutique building of only 41 other owners - Convenient location with Howard Smith wharves, cafes, parks, schools, gyms, and much more within walking distance.- Public transport nearby provides easy access to Fortitude Valley and Queen Street Mall. The Metropolis is incredibly convenient, with a Woolworths, Medical Centre, and a Gym right at your doorstep, providing 2-hour free parking. From there, you can easily walk to Central Station and the vibrant Queen Street Mall. But it's the location of this apartment that truly sets it apart. Enjoy the proximity to Riverside, Howard Smith Wharves, replete with bars, restaurants, and pubs, as well as top schools, parks, and gyms, all against the backdrop of spectacular views that captivate both day and night. For your comfort, the apartment is fully air-conditioned and supplemented by ceiling fans. In the Master bedroom, you'll find double glazed doors that lead to a private balcony, ensuring a serene and tranquil retreat. The Metropolis Apartments contains a total of only 41 well-appointed apartments and features quality building facilities including a roof-top pool, gym, sauna and BBQ area with views over the City. For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. If you require FIRB please advise the agent in writing and visit -<https://firb.gov.au/> to ensure that you are in a position to buy. **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. 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.