

**502/5 Waterloo Street, East Brisbane, Qld 4169**



**Apartment For Sale**

Wednesday, 8 May 2024

502/5 Waterloo Street, East Brisbane, Qld 4169

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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## Offers Over \$849,000

Residence 502 at Amira offers an unparalleled opportunity to own a unique piece of real estate in Aria's collection of iconic buildings, designed by renowned architects RotheLowman. Inspired by Moroccan design, Amira's boutique size has created one of our most sought after buildings located in East Brisbane, overlooking the expansive Raymond Park with City views. This beautiful residence includes;

- 2 bedrooms, 2 bathroom, 2 car space
- Level 5, East aspect
- Light filled, open-plan living and dining area flowing onto an entertainers balcony
- Meticulously designed kitchen with stone benchtops, extensive storage and ILVE integrated appliances
- 2.6m high ceilings with full height glass and quality block-out curtains to all windows
- Ducted air-conditioning throughout
- Secure intercom entry and CCTV cameras throughout the complex
- On-site manager (Operating during office hours)

Body Corporate Fees - Approx. \$6,200 p/a Including Admin, Sinking and Insurance

- Close to major Hospitals include the Mater Hospital, Lady Cilento Hospital and PA Hospital
- East Brisbane State School and Coorparoo Secondary College catchment zones
- Nearby to major urban renewal precinct of Woolloongabba Cross River Rail Precinct

Amira's Rooftop Garden Club & Level Two Zen Garden brings together the best of resident amenity in a boutique setting offering residents;

- Rooftop Pool – elevated to provide views across Raymond Park and towards the Brisbane CBD surrounded by day beds and lounging areas
- Private Dining Room – fully equipped with seating for ten with private balcony
- Fitness Centre – fully equipped techno gym equipment and complimentary fortnightly group personal training and yoga
- Barbecue and Seating Areas – ample space for outdoor dining and all day use, adjoining the open sun lawn for picnic areas and relaxing
- Private Terrace on Level Two – featuring sunken seating, private barbecue area, day bed lounging area and private gardens

In addition to resident amenities, exclusive services are available to our residents at Amira including;

- Complimentary bicycles
- Complimentary group Yoga sessions
- Complimentary group Personal Training Sessions
- Daily Newspapers in the lobby as well as full online access 24/7
- Fresh apples in the lobby
- Umbrellas for use on rainy days
- Exclusive Resident Events throughout the year

With the dedicated building management team, residents can expect the best of apartment living at Amira. At ground floor, Amira is activated by renown cafe, Cups on Wellington, providing residents with their morning coffee and all day breakfast dining. Residents can take advantage of being walking distance away from Brisbane's best amenity including cafes, restaurants, bars, Mowbray Park Ferry Terminal, Kangaroo Point Cliffs, The Gabba Stadium and Brisbane Riverwalk. Aria is incredibly proud to have been Awarded Best Development in Australia – 2022, 2019, 2018 and 2017 as well as the Best Development in Queensland 2021, 2020, 2019, 2018, 2017, 2016, 2015, 2013 and 2012. Amira Residences is a proud part of our company's collection of beautiful buildings.