

**504/108 Margaret Street, Brisbane City, Qld 4000**



**Sold Apartment**

Tuesday, 15 August 2023

504/108 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**

**\$185,000**

Located on the 5th floor, this 'UniLodge on Margaret' apartment provides residents with leafy outlook and pleasant furnishings, creating a cozy inner city pad. With reasonable outgoings and a high rental yield, this apartment is also the perfect inner city investment opportunity! The current lease is ending soon, so there is an option to move in straight away or rent the property out. This property makes for smart investing with an immediate strong cash flow and this opportunity won't last long on the market - register your interest today!

**Property Features:-** Studio apartment- One Bathroom with window to allow ventilation - Functional kitchen and living space- Approx. 22sqm on the 5th level- Sold fully furnished- Currently tenanted until 31st August 2023 for \$685 per fortnight furnished- Rental potential of \$700 - \$720 per fortnight furnished- Low Body Corp fees approximately \$3,101 per year Equipped with an abundance of communal spaces to enjoy, the complex covers all bases:- Outdoor terrace with swimming pool & BBQ area and seating- Short stroll to QUT Gardens Point + Free Shuttle bus to QUT Kelvin Grove- Bus Stops virtually at your doorstep- Onsite convenience store- Licensed café / restaurant- Large communal Laundry- Commercial-grade kitchen- Student lounge + student dining rooms

A great investment, but equally practical if you want an economical base to live and work from in the heart of the CBD. UniLodge is very popular as it is conveniently located near QUT, Queen St Mall, the Botanical Gardens and a multitude of dining options and other amenities. It is also located within 300m of the new Queens Wharf Precinct, which will increase the attractiveness of this position furthermore in years to come. The outgoings are very reasonable, so this could be a very smart and low risk addition to a high yielding investment portfolio. 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.