

**508/35 Peel Street, South Brisbane, Qld 4101**

**Apartment For Sale**

Tuesday, 11 June 2024



508/35 Peel Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 75 m2**

**Type: Apartment**



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## FOR SALE

Discover urban living at its finest with this exceptional 2-bedroom, 2-bathroom, 1-car space apartment located at 508/35 Peel Street, South Brisbane. Situated in one of Brisbane's most vibrant cultural precincts, this property offers both a fantastic living space and a lucrative investment opportunity and comes fully furnished. Imagine having the flexibility to live in your dream home and still make an income, or have a double income without paying double the price? With this dual key apartment, it can be a reality. With returns of 5%-6% after expenses this could also be the perfect investment. Unit A features a fully equipped kitchen and bathroom, whilst Unit B has a kitchenette and bathroom in the studio apartment - you can feel comfortable no matter how you choose to use the space. Property Highlights: • Positioned on the 5th floor, this 75m<sup>2</sup> apartment (including car space) is nestled in a highly sought-after area known for its bustling lifestyle and cultural attractions. • Dual Key Flexibility: Designed for maximum income potential, lease each side separately as a one-bedroom apartment and a studio, or live in one and rent the other. • Modern Amenities: Residents can enjoy top-notch facilities including a restaurant, lounge bar, pool, gym, and private day spa. • High Rental Demand: With a very high occupancy rate of ~80%, this building is a prime choice for renters and investors alike. • Fully Furnished Option: The air-conditioned apartment can be sold fully furnished, offering convenience and immediate move-in or rental readiness. This apartment is a walker's paradise, ideal for both residents and holidaymakers. Enjoy easy access to: • Brisbane CBD • Brisbane Convention & Exhibition Centre • South Bank Parklands • Cinemas, GoMA, QLD Art Gallery, QLD Museum, State Library • Markets, Riverside Parks & Walkways • West End's popular restaurants & cafes • All transport options, shopping venues, Suncorp Stadium, and the Treasury Casino. Additional Information: • Onsite Manager for added convenience and security. Whether you're looking to invest or to find your new home, this dual key apartment offers versatility, convenience, and a prime location. Don't miss out on this incredible opportunity - contact us today to arrange a private viewing at a time that suits you! \*\* Disclaimer \*\* The website may have filtered the property into a price bracket for website functionality purposes. Whilst all reasonable attempts have been made to verify the accuracy of the information provided, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information. This information provided is indicative only and must not be relied upon unless confirmed by a party through their own due diligence.