

525/20 Montague Road, South Brisbane, Qld 4101



**Sold Apartment**

Thursday, 29 February 2024

525/20 Montague Road, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 50 m2**

**Type: Apartment**



Brad Munro  
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**\$400,000**

This exceptional light-filled one-bedroom apartment offers a fantastic lifestyle opportunity in an unbeatable location. Being perfectly positioned in the "Riverside Hotel", you can stroll to Brisbane's leading dining, education and leisure facilities, such as South Bank Parklands and dining district, West End Markets, Gallery of Modern Art (GOMA), Queensland Art Gallery and Museum, Queen's Wharf, State Library, Queensland Performing Arts Centre (QPAC), Brisbane Convention & Exhibition Centre (BCEC), Suncorp Stadium, Queensland Theatre, Universities (QUT, Griffith) and TAFE College. This exceptional apartment has been recently renovated to provide many outstanding features for a comfortable and relaxing lifestyle. Features include:- Fully air-conditioned, open-plan lounge and dining space with access to a balcony - offering a fantastic view of the city.- Excellent kitchen, offering stone benchtops, dishwasher, full-sized cooktop, ample cupboard space, and integrated under-bench water filters.- A light-filled bedroom with mirrored built-in robes and air-conditioning.- A neat bathroom with internal laundry.- The apartment is one of the best-renovated units in the complex and includes large format porcelain tiles throughout, reclaimed luxury timber and low-maintenance finishes.- Secure underground car park on title with lift access.- Facilities include a swimming pool and restaurant. - The hotel features rooftop solar panels, energy-efficient lighting, and a Digital Billboard, providing revenue to Body Corp to offset fees. Look no further if you are after an excellent investment, a place to call home, a city pad, a rental, or use it during the week to avoid long commutes. Features- Secure, Underground Parking- Split Cycle Air Conditioning Income Rent Potential \$550+ per week Digital Billboard \$671 per year Outgoings Gas Electricity \$300/qtr. Rates \$480/qtr. Body Corp \$938/qtr. DISCLAIMER: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but make no representation or warranty as to the accuracy or completeness of the information relating to this property. Prospective purchasers should make their own enquiries in respect of any property or information in this advertisement. We accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained therein.