

**57/35 Howard Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Wednesday, 22 November 2023

57/35 Howard Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Peter Evans  
0733693651



John Rohde  
0733693651

## Offers Over \$795,000

Inspection Information: For open homes and private inspections, meet outside of lobby on the corner of Howard and Macrossan Street. Discover inner city living at its finest in this stunning 1 bedroom apartment with unparalleled views of the river and city! The spacious layout welcomes you with an abundance of natural light, creating a bright and airy atmosphere throughout. Step onto the picturesque balcony accessible from both the lounge room and bedroom, offering a perfect retreat to soak in the breathtaking vistas. Modern finishes and stylish design elements elevate the living experience, while the convenience of a separate internal laundry adds a practical touch. With its secure car spot, this residence seamlessly combines luxury, comfort, and the vibrancy of city living. Don't miss the chance to make this your new home and experience the epitome of urban sophistication.

Property Details: Unparalleled river and city views Level 9 of 28 Private balcony accessible from bedroom and lounge Open dining and lounge area Ducted air-conditioning Secure carpark Fitted wardrobe Shower-over-bathtub Separate laundry Located in Admiralty Towers One Building Features (Admiralty Towers One): Built in 1995 approx 151 lots in complex Onsite management Heated indoor pool Gym & Sauna BBQ area Function room Direct access to Brisbane River Boardwalk Location: Howard Smith Wharves - 3 min walk Spring Hill Woolworths (Spring Hill Marketplace Shopping Centre) - 7 min walk Riverside Ferry Terminal (City Cat) - 5 min walk Eagle Street Pier - 8 min walk Central Station - 11 min walk Fortitude Valley - 8 min walk Queen Street Mall - 15 min walk Botanic Gardens - 16 min walk Queens Wharf Development - 20 min walk QUT Gardens Point - 5 min cycle South Bank (GOMA/State Library) - 10 min cycle Brisbane Airport - 20 min drive Gold Coast - 1 hour drive School Zones: Brisbane Central State School (Prep to Year 6) - 4 min drive Fortitude Valley State Secondary College (Year 7 to Year 11) - 7 min drive Kelvin Grove State College (Year 12) - 11 min drive Rental Appraisal: \$700.00 - \$750.00 per week unfurnished \$800.00 - \$850.00 per week furnished Costs: Body Corp Fees - \$1,896.67 per quarter approx Council Rates - \$510.00 per quarter approx Water Rates - \$300.00 per quarter approx Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.