

601/212 Margaret Street, Brisbane City, Qld 4000



Sold Apartment

Friday, 13 October 2023

601/212 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

\$635,000

*Photos taken before current tenant moved in. Be quick to secure this spacious 98sqm two bedroom apartment located in the Queen's Wharf Precinct, which is regarded as one of the most desirable locations in the Brisbane CBD! Offering an Eastern aspect on level 6, this fantastic apartment has an open plan layout with separated bedrooms and a large entertaining balcony, which is perfect for owner occupiers looking for a chic city home or the investor looking for high return yield with strong capital growth. This one won't last long on the market - Call me today to arrange an inspection!

Property Features:- Two spacious bedrooms separated from each other, master with private ensuite and balcony access- Two modern bathrooms, main bathroom with a bathtub- One secure car park C32 on Basement 1- Storage Cage S7 on Basement 1- Open plan living/dining area that opens to the balcony- Stylish kitchen with stone benches, stainless steel appliances and a gas cooktop- Floating flooring throughout living and dining area- Quality carpet in both bedrooms- Concealed laundry- Spacious 21sqm balcony, great for entertaining- Approx. 98sqm of living (77sqm internal; 21 sqm external) on level 6- Currently renting at \$620 per week furnished until 30th November 2023- Rental potential of \$850 - \$900 per week furnished after current lease ends

Building Facilities:- Heated swimming pool- BBQ facilities- Intercom security and camera security system in some common areas- Fully equipped gymnasium

Situated a block away from the Botanical Gardens and QUT and a short walk to the dining and entertainment precinct of Eagle St Pier where you will find casual and fine dining choices, bars, cafes and more. The owners are motivated to sell offering a fantastic opportunity to the savvy buyer. Only 1-minute walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years with over 67,000 passengers projected every day. Link - <https://www.crossriverrail.qld.gov.au/info/#new-stations-top> Only 3 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link - <https://brisbanedevelopment.com/queens-wharf-precinct/> 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.

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