

**606/35 Peel Street, South Brisbane, Qld 4101**



**Apartment For Sale**

Sunday, 24 March 2024

606/35 Peel Street, South Brisbane, Qld 4101

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 86 m2**

**Type: Apartment**



Louise Spencer

**\$720,000**

Welcome to 606 / 35 Peel Street, South Brisbane—an extraordinary opportunity tailored for both investors and owner-occupiers, blending elegance with functionality. This exquisite apartment not only features a contemporary design but also offers stunning city views and comes fully furnished, elevating its appeal. Let's delve into the details: FINANCIALS per quarter:- Body Corporate Fees: \$1900- Brisbane City Council Rates: \$480- Utilities: \$250 - Rental Income: Currently leased long-term at \$750/week, potentially increasing to \$800/week in line with market trends. NOTE: Current lease expires 26th July 2024. Situated in a highly sought-after locale, this property provides not just a captivating living environment but also a prudent investment option. Boasting amenities such as a swimming pool, gym, day spa, secure parking, and 24/7 security, it ensures a luxurious lifestyle and peace of mind for residents and investors alike. Nestled in the vibrant heart of South Brisbane, residents enjoy seamless access to trendy cafes, restaurants, chic boutiques, and entertainment venues. Its close proximity to public transport and major thoroughfares makes commuting to the CBD and other parts of Brisbane effortless. Don't let this outstanding opportunity in South Brisbane slip through your fingers, whether you seek a new home or a savvy investment. Contact Louise Spencer today to schedule a viewing and secure your stake in this lucrative venture. Seize the moment and capitalize on this prime offering before it's too late, whether you're an owner-occupier or an investor aiming to maximize returns.