

702/347 Ann Street, Brisbane City, Qld 4000

Place. **P**

Unit For Sale

Thursday, 6 June 2024

702/347 Ann Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Area: 62 m2

Type: Unit



Andrew Cumming

0432608239

380,000

Discover a rare opportunity to own a stylish and spacious 1-bedroom apartment in the heart of Brisbane City. Situated on the 7th floor, this contemporary residence offers a harmonious blend of heritage charm and modern living, with a functional floor plan designed to maximize comfort and convenience.

Key Features:

- Stunning Views:** Enjoy picturesque views of leafy Cathedral Square, heritage-listed chapels, and sleek city towers from your expansive balcony.
- Generous Living Space:** The large living area flows seamlessly onto the sun-drenched balcony, perfect for relaxation and entertaining.
- Modern Amenities:** The Oaks Lexicon provides residents with an array of hotel-like amenities, including a covered swimming pool, BBQ and entertainment terrace, fully equipped gym, and a luxurious lobby with front desk concierge service.
- Prime Location:** Centrally located, just a 5-minute walk to Central Station and with bus stops at your doorstep. Cathedral Square, a beautiful park with well-maintained gardens and a weekly farmers market, is directly below. Woolworths Spring Hill is also only a 5-minute walk away.
- Investment Potential:** This furnished property is an excellent investment opportunity, offering lucrative rentability in the short-term rental market or a steady income with a long-term tenant. Estimated rental return is \$630 per week for a furnished unit.

Contact: Don't miss out on this exceptional property. Contact Andrew directly at 0432 608 239 for a private inspection and take the first step towards owning this prime piece of Brisbane real estate.

Disclaimer: This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.