

**702-703/95 Charlotte Street, Brisbane City, Qld
4000**



Unit For Sale

Thursday, 11 April 2024

702-703/95 Charlotte Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 93 m2

Type: Unit



Karl Yesberg
0732311000

Auction

Calling all investors, be quick as opportunities like this don't come up all that often. Situated in the heart of the Brisbane City this rare dual-key apartment is an ideal investment opportunity with massive rental potential within the Sebel Brisbane. These two apartments are under one title 93sqm in total: 1 bedroom apartment with car space and a studio apartment, fully furnished, equipped with ducted air-conditioning, built-in robes, and modern bathrooms. The property provides endless potential whether you live in one half and rent the other out, or rent out both the choice is yours. Property Features: Unit 702 (1 bedroom apartment)- Fully furnished- 1 Spacious bedroom- Modern bathroom- 1 Secure car space- Balcony with views down Albert Street and up to Charlotte Street.- Fully ducted air conditioning Unit 703 (Studio Apartment)- Fully furnished- Modern bathroom- Large window allowing for lots of natural light- Fully ducted air conditioning Outgoings; Unit 702 - Currently rented for \$500 per week (24/6/2024) Unit 703 - currently rented for \$380 per week (2/12/2024) Car space is currently rented for \$80 per week on a periodic lease. Building Facilities:- Reception- Outdoor heated swimming pool- Well-equipped gymnasium- Sauna Close proximity to everything the Brisbane CBD has to offer plus walking distance to Fortitude Valley nightlife, Riverside walkways and popular Howard Smith Wharves precinct. Positioned across the road from the new Cross River Rail and Albert St Boulevard development, not to mention just a short walk to QUT campus, Queen St Mall and the new Queens Wharf Precinct. A fantastic opportunity, our sellers are determined to sell either before or at auction. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their inquiries to verify the information contained herein. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.