

**808/311-315 Vulture Street, South Brisbane, Qld  
4101**

**BRIDGEBURY**

**House For Sale**

Wednesday, 29 May 2024

808/311-315 Vulture Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 104 m2**

**Type: House**



Matthew Klauss  
0402346730

## Offers In Excess Of \$500,000

Welcome to Hillcrest Apartments, where luxury meets convenience in unit 808 - a stunning 1-bedroom, 1-bathroom sub-penthouse that redefines urban living. Situated next to the Mater Hospital and medical precinct, this prime location offers unparalleled access to the Gabba and the vibrant Southbank entertainment and recreational hub. Step into a world of spacious elegance in this exceptional apartment. The expansive air-conditioned living and dining area, rarely found in similar properties, is bathed in natural light through large glass sliding doors. These doors open onto a generous balcony that offers breathtaking, panoramic views of the Brisbane skyline, stretching from QUT to the Brisbane River, Captain Cook Bridge, and the Gabba. The kitchen is a chef's delight, featuring ample space, stone benchtops, stainless steel appliances, and an island that doubles as a breakfast bar. This thoughtful design maximizes both functionality and style. Retreat to the king-sized bedroom, which boasts a view of the balcony and city skyline. It includes a built-in robe to meet all your storage needs and is serviced by a spacious bathroom with a walk-in shower. An internal laundry room provides additional storage space, ensuring every inch of this apartment is utilized efficiently. City living is made easy with your own secure underground parking spot, complemented by abundant off-street visitor parking. This property also offers the benefits of resort-style living, with access to an on-site swimming pool, spa, BBQ area, sauna, gym, and a concierge service. Currently vacant and move-in ready, this apartment is perfect for owner-occupiers or first-home buyers looking to create their own urban oasis. It's also an ideal investment opportunity with potential for capital growth as we approach the 2032 Olympics. The body corporate fee is approximately \$2,500 per quarter, including contributions to the sinking fund and building insurance. The current sinking fund balance stands at approximately \$435,824. Note: This property has been virtually staged to showcase its potential. It comes fully furnished as inspected. Properties of this calibre are in high demand. Contact Matthew Klauss today on 0402 346 730 to register your interest before it's gone. Don't miss out on making Hillcrest Apartments your new home! **\*\*WHAT THE OWNER SAYS\*\*** This property has proven to be an incredible investment, delivering outstanding returns. The location is truly exceptional, and the quality of tenants has been perfect. As we embark on new life plans, we have decided it's time to pass the torch to the next fortunate owner or savvy investor. **Disclaimer** -We make no warranty or representation as to the accuracy, reliability, suitability of the information we provide and disclaim all liability and responsibility for any direct or indirect loss or damage which may be suffered by you through placing reliance on anything contained in or omitted from the information we provide. A display of advertising does not imply an endorsement or recommendation by us and you acknowledge that you must make your own enquiries to determine this validity and appropriateness of the information we provide.