

81/18 Tank Street, Brisbane City, Qld 4000



Apartment For Sale

Tuesday, 21 November 2023

81/18 Tank Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Peter Evans
0733693651



John Rohde
0733693651

\$439,000

Inspection Information: For open homes and private inspections, meet out the front of the lobby at 18 Tank Street. Discover city living at its best in this 1 bedroom apartment, boasting a modern, open layout flooded with natural light. Nestled in the city's heart, revel in easy access to trendy shops, vibrant nightlife, and cozy cafes. Relax on your private balcony, creating your own personal retreat! This city pad is perfect for personal use or as a savvy investment.

Property Details: Sold fully furnished Ducted air-conditioning Internal laundry Fitted wardrobe Modern finishes Stainless steel kitchen appliances Private balcony

Building Features (Evolution Apartments): Built in 2008 approx 2 lifts 178 lots in complex 36 levels 24 hour reception Hotel letting Heated spa & pool Sky lounge with pool table & BBQ facilities Fully equipped gym

Location: Vietnamese Canteen - 1 min walk Woolworths Metro - 2 min walk Supreme and District Courts - 2 min walk Coffee Club Cafe - 2 min walk The George Convenience Store - 4 min walk Coffee Iconic Cafe - 5 min walk Roma Street Station - 6 min walk Brisbane City Markets - 7 min walk Brisbane Square Library - 8 min walk Queens Wharf Development - 12 min walk GOMA - 13 min walk Roma Street Parkland - 13 min walk Queens Plaza - 14 min walk Brisbane Airport - 18 min drive QUT Gardens Point - 20 min walk Eagle Street Pier - 21 min walk Gold Coast - 1 hour drive

School Zones: Brisbane Central State School (Prep to Year 6) - 7 min drive Fortitude Valley State Secondary College (Year 7 to Year 11) - 9 min drive Kelvin Grove State College (Year 12) - 7 min drive

Rent: Currently in the hotel letting pool (30 days notice for owner occupancy) Possible hotel rent returns - \$2,500.00 net average

Rental Appraisal: \$500.00 - \$550.00 per week unfurnished \$550.00 - \$600.00 per week furnished

Costs: Body Corp Fees - \$1,660.00 per quarter approx Council Rates - \$450.00 per quarter approx Water Rates - \$300.00 per quarter approx

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