

**905/347 Ann Street, Brisbane City, Qld 4000**

Place. 

## **Apartment For Sale**

Wednesday, 13 March 2024

905/347 Ann Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 77 m2**

**Type: Apartment**



Ross Lewis  
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Chris May  
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## For Sale

Positioned in Lexicon on Ann, this excellent apartment presents an exceptional chance to embrace hassle-free living in Brisbane City. Positioned within minutes from Central Station, riverfront restaurants and cafes, while being a short walk from Queen Street Mall, the spacious apartment offers unparalleled convenience. Featuring both front and rear balconies, a generous 77sqm layout stands out as one of the largest one-bedroom designs in the CBD. Enjoy the bright northerly aspect, with floor-to-ceiling glass sliding doors, capturing an abundance of natural light and refreshing breezes. Perfect for first home buyers, those looking to downsize, or investors, this home offers a thoughtfully designed open-plan area with direct access to the balcony overlooking the CBD. The layout features a spacious living and dining space adjacent to a fully equipped kitchen with plenty of storage. The accommodation comprises a generously sized bedroom featuring a built-in mirrored wardrobe, direct access to the second balcony, and an adjoining main bathroom. The bathroom is neat and tidy, which also has a separate entrance. Complete with a European-style laundry and study nook. Located within a hotel building, rest assured that the front of house is consistently occupied and impeccably maintained. The body corporate welcomes pet applications, adding to the appeal. Enjoy exclusive access to amenities such as a swimming pool and gym. Additionally, benefit from visitor parking space and the convenience of a concierge service. Property Features:- Study nook - Ducted air-conditioning- Heated pool, BBQ area and gym - Secure foyer, lifts and visitor parking- Granite bench tops and stainless steel appliances The position is exceptional, offering a vibrant community in the heart of Brisbane City. Situated within easy reach of various public transportation options, parks, bustling cafes, gyms, and prestigious schools, it ensures convenience and connectivity. Moreover, you have direct access to the M1, M3, and Coronation Drive to the western suburbs. 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.