

11002/22 Merivale St, South Brisbane, QLD, 4101



Apartment For Sale

Saturday, 14 September 2024

11002/22 Merivale St, South Brisbane, QLD, 4101

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Luxurious Urban Living in the Heart of South Brisbane

****Please scroll down to find financial information on this property****

Step into a world of modern elegance with this stunning one-bedroom apartment, perfectly positioned in the vibrant heart of South Brisbane. This exquisite residence offers unparalleled access to Brisbane's premier entertainment and cultural precincts, including the Convention & Exhibition Centre, Queensland Gallery of Modern Art, Queensland Performing Arts Centre, and the Museum & Science Centre. Enjoy the convenience of being just moments away from the lush Southbank Parklands, the eclectic West End, Suncorp Stadium, and the bustling Brisbane CBD.

Prime Location on the 10th Floor

Nestled on the 10th floor, this apartment boasts an enviable location that promises both tranquility and connectivity. With several exciting projects planned for the 2032 Brisbane Olympic Games, this area is set to experience significant growth, making it a prime investment opportunity.

Investor's Dream

For savvy investors, this property offers an excellent rental guarantee, ensuring a healthy cash flow and a promising return on investment.

- Currently in the hotel letting pool with \$2,250 per month.
- Long-term rental appraisal: approximately \$630 to \$660 per week.

Apartment Features:

- Spacious bedroom with built-in wardrobes
- Air conditioning throughout for year-round comfort
- Open-plan living area with large glass sliding doors leading to a private balcony
- Modern kitchen equipped with a 4-burner stove, oven, full-size dishwasher, pull-out pantry, and ample cupboard space

Building Amenities:

- Level 5 recreational deck with breathtaking views of the Brisbane CBD
- Swimming pool and heated spa for relaxation
- Outdoor cinema for movie nights under the stars
- Teppanyaki dining area and pizza oven for entertaining
- Fully equipped gym and yoga room for fitness enthusiasts
- Beach house playroom, exclusively available for residents and guests to book

Outgoings:

Body Corporate Levies: \$1403 approx. per quarter

Council Rates: \$506.70 approx. per quarter

Water & Utility: \$254 approx. per quarter

Disclaimer:

- 1: The apartment is unfurnished, and the advertisement uses past photos of the same unit.
- 2: This property is advertised for sale without a price, and as such, a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Please do not make any assumptions about the sale price of this property based on website price filtering.