

1102/21 Mary Street, Brisbane City, QLD, 4000



Apartment For Sale

Monday, 23 September 2024

1102/21 Mary Street, Brisbane City, QLD, 4000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



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Prime Location 1-Bedroom Apartment with City Views and Investment Potential!

This well-maintained 1-bedroom, fully furnished apartment in Metro 21 presents an excellent opportunity for both owner-occupiers and investors. Ideally located just a short walk from the exciting new Queens Wharf Precinct, this property is unlikely to stay on the market for long!

Featuring a handy study nook for those working from home, the apartment offers open-plan living and dining, ducted air conditioning, and a 7m² balcony with city views. Situated on the 11th floor with only 4 apartments per floor, this unit has strong investment potential, with the prospect of solid rental returns and capital growth.

Body corporate fees: Approx. \$7,235 pa

Water & rates: Approx. \$2,800 pa

Property features:

- 1 Spacious bedroom featuring a walk-in robe
- 1 Bathroom - Two-way ensuite and laundry
- Study nook
- Total size approx 60sqm (approx 53 internal; approx 7 sqm balcony) on the 11th floor
- Open-plan living and dining area
- Kitchen with stainless steel appliances, including a dishwasher
- Ducted air-conditioning, intercom system, and lift access
- Complex pool, sauna, gym, BBQ area and Skygarden
- Currently rented furnished \$600 per week until 5th May 2025. Potential rent approx \$670 - \$680 per week furnished.

Offering an unbeatable lifestyle in a precinct undergoing revitalisation, the best of the CBD is at your fingertips. Upcoming developments, including the highly anticipated Queens Wharf and Eagle Street Pier, are a stone's throw away. Buyers will also benefit from the forthcoming Albert Street Cross River Rail station and Kangaroo Point pedestrian bridge, which will offer quick commutes to The Gabba and the 2032 Olympic Games precinct.

The famous Botanical Gardens and QUT Gardens Point Campus are only 350m away, and you can walk to the CBD's exquisite cafes, bars, restaurants, designer stores, Treasury Casino, Queens Plaza and Queen Street Mall. With the iconic riverfront and riverwalk close at hand, you can stroll to nearby Howard Smith Wharves and hop across the Victoria Street Bridge to South Bank, West End, QPAC, QaGOMA, and the Mater and Qld Children's Hospitals.

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>.

If you require FIRB please advise the agent in writing and visit <https://firb.gov.au/> to ensure that you are in a position to buy.

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