

1105/212 Margaret Street, Brisbane City, Qld 4000



Apartment For Sale

Saturday, 29 June 2024

1105/212 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Area: 70 m2

Type: Apartment



Kirsten Walsh
0431465152

Offers Over \$400,000!

Oversized 1 bedroom in prime location - Vacant possession available! Be quick to secure this 70sqm 1 bedroom apartment with partial river views! Situated in the Queen's Wharf Precinct which is regarded as one of the most desirable locations in the Brisbane CBD. Positioned on level 11 in the popular 212 on Margaret, this fantastic apartment has an open plan living area with the added bonus of a study nook and a large balcony which is perfect for the owner occupier or investor looking for an entry level 1 bedroom in the heart of the CBD! Property features:- One generous bedroom, with an opening window and ceiling fan- One bathroom with bathtub and laundry- Study nook- Kitchen features an opening window, stainless steel appliances, gas cooktop and a new oven- Open plan living/dining area opens to the balcony- Approx 70sqm of living (56sqm int; 14 sqm ext) on level 11- Vacant possession available- Sold furnished- Rental potential approx. \$690 - \$710 per week furnished to a long term tenant The owner is motivated to sell, offering this fantastic opportunity to the lucky purchaser. All offers in writing will be considered! 212 Margaret features excellent building facilities including an outdoor heated pool, gymnasium and BBQ facilities. Situated a block away from the Botanical Gardens and QUT and a short walk to the dining and entertainment precinct of Eagle St Pier where you will find casual and fine dining choices, bars, cafes and more. Only approx. 3-minute walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years with over 67,000 passengers projected every day. Only approx. 5 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Situated opposite the Eagle Street Pier which is about to receive its first major overhaul in more than 30 years, transforming the popular precinct into a global-standard business and leisure destination. The \$2.1 Billion project with construction currently underway with the objective of enhancing river vistas, reinvigorating underutilised areas and providing broader community and economic benefit For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>. *Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details. **DISCLAIMER:** Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities