

**12/446 Ann Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Friday, 5 July 2024

12/446 Ann Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 106 m2**

**Type: Apartment**



Karl Yesberg  
0732311000

## Offers Over \$595,000

Centrally located in the heart of the Brisbane CBD, this spacious apartment presents a lifestyle of privacy, space, and position. Ideal for savvy investors or owner occupiers, this opportunity is perfect for buyers seeking a convenient, inner city sanctuary. Situated in Metropolis this apartment offers a well-designed floorplan for easy living. Separating the two bedrooms the living and dining areas are serviced by a modern kitchen. The kitchen features a gas cooktop, stainless steel appliances with ample bench and storage space. The apartment captures natural light and refreshing breezes. A good-sized balcony sits just off the living area showcasing intriguing cosmopolitan views. Property Features:- 2 Spacious bedrooms- 2 Bathrooms ( master ensuite)- 1 Secure car space- Large balcony with a Northern aspect- Located on level 6- Total area approx. 106sqm (internal 88sqm - external 18sqm)- Boutique residential building of only 41 apartments- Current Rent \$600 per week till 12/09/2024- Potential Rent \$780 - \$800 per week (Furnished)- Being Sold Partly Furnished Only a short stroll to the Howard Smith Wharves precinct featuring some of Brisbane's best fine dining and bars. The complex is also conveniently positioned directly in front of the Woolworths supermarket, and shops and within minutes walking distance to Central train station and the Queen Street Mall. The Metropolis Apartments contains a total of only 41 well-appointed apartments and features quality building facilities including a roof-top pool, gym, sauna and BBQ area with views over the City. This property represents exceptional value for money. Don't miss out on this fantastic opportunity to secure your new property, call today to arrange an inspection.