

**1213/58 Hope Street, South Brisbane, Qld 4101**

**Apartment For Sale**

Thursday, 11 July 2024

1213/58 Hope Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



Rocky Zhong  
0413760053

## Front Seat To Fireworks Photos taken from Balcony

**YOUR FRONT ROW SEAT TO GRAND FINAL FIREWORKS! (ACTUAL PHOTOS TAKEN FROM THE BALCONY)** Welcome to your urban oasis in the heart of South Brisbane's vibrant Cultural Precinct. Perched on the 21st floor of the prestigious Art House by Mirvac, this exquisite apartment offers a lifestyle that transcends the ordinary. Let's dive into the details that will make your heart skip a beat: > Body Corp: approx. \$1430/qtr > Council Rate: approx: \$480/qtr > Rental Appraisal: approx: \$680/wk to \$720/wk > Current tenancy: Nov 2024 • Short waiting period: Current tenancy is upto November this year. A perfect time frame for new owner who is ready to move in after settlement; or investor who will secure much better rent by finding the new tenant. Current rental appraisal is \$680 to \$730 per week. • Breathtaking Views: As you step inside, prepare to be mesmerized. Floor-to-ceiling windows frame panoramic vistas-the city skyline, the meandering Brisbane River, and the iconic Queens Wharf. It's like living in a postcard! • Sun-Kissed Living: The open-plan design floods the space with natural light, creating an airy, uplifting ambiance. Imagine waking up to the sun's golden rays streaming through your windows or unwinding with a glass of wine as the city lights twinkle in the evening. • Alfresco Bliss: The expansive balcony beckons-a private sanctuary where you can sip your morning espresso, host intimate gatherings, or simply soak in the views. It's your front-row seat to the grand finale of fireworks! • Elegance and Comfort: The well-appointed bedroom ensures restful nights, while the versatile study nook caters to your work-from-home needs. The sleek bathroom with laundry facilities adds convenience to your daily routine. • Gourmet Haven: The contemporary kitchen boasts reconstituted stone countertops, stylish splashbacks, and high-quality European appliances. Cooking here feels like a culinary adventure. • Sky Deck Delight: As a resident of Art House, you'll have exclusive access to the Sky Deck on level 27. Picture this: an open-air cinema under the stars, a BBQ area for weekend gatherings, and a serene Yoga & Pilates spot. It's urban living at its finest. • Location, Location, Location: Just a short stroll away, South Bank's lively entertainment district awaits. Explore the riverside promenade, dine at trendy cafes, and immerse yourself in the cultural buzz. West End's eclectic charm is also within reach. • Important Details: The property is currently leased until mid-December 2024, providing stable income. The rental appraisal is conservatively estimated at \$680 to \$720 per week. Body Corporate fees and council rates are reasonable, ensuring a stress-free lifestyle. • No Price Tag: This gem is advertised without a fixed price. Let your imagination soar-what's the value of waking up to those views every day? Don't be bound by numbers; let your emotions guide you. Remember, this isn't just an apartment; it's a canvas for your dreams. Reach out to the agent for more details and secure your front-row seat to a life well-lived! Disclaimer: 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. [?](#)