

**1215/477 Boundary Street, Spring Hill, QLD, 4000**



## **Apartment For Sale**

Saturday, 31 August 2024

1215/477 Boundary Street, Spring Hill, QLD, 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Kirsten Walsh

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## Spacious 1 Bedroom - Modern & Secure Inner-City Living!

Located in the modern 'The Johnson' complex, one of Brisbane's most dynamic residential and lifestyle destinations, this property offers a unique chance to secure an outstanding inner-city apartment in a prime central location within Brisbane's rapidly growing inner area. This vibrant community features 16 levels of luxury apartments, a contemporary foyer, resort-style amenities, and niche retail and dining options right at your doorstep.

Ideal for owner-occupiers who thrive on the exciting inner-city lifestyle and for savvy investors seeking high tax benefits. Situated on Level 12, this highly sought-after floor plan is rarely available-don't miss out on this opportunity!

### Property Features:

- 1 Spacious bedroom
- 1 Modern bathroom
- Gourmet kitchen with European appliances and stone benchtop
- Open plan living with quality floating flooring
- Air-conditioned throughout
- Large balcony boasting views of Brisbane City
- Sold unfurnished
- Approx. 60sqm (53sqm internal; 7sqm external) Located on Level 12
- Currently rented unfurnished until 21st Jan 2026 ( \$460 per week until 20/1/25 Rent increases to \$530 per week until 21st Jan 2026)
- Last rental increase from 20th Jan 2024
- Rental Potential when lease ends approx. \$600 per week unfurnished and \$750 per week furnished to long-term tenants

### Building features:

- 24-hour reception
- 50m Swimming Pool
- Gym & health centre
- Restaurant & Bar
- Retail Precinct
- Access to Business Centre
- Close to CBD

Free City Loop and Spring Hill Loop bus services at the doorstep

Close to Brisbane Grammar School

Close to QUT Gardens Point and Kelvin Grove Campus

Close to Cafes and Restaurants

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.

**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.