

**12406/22 Merivale Street, South Brisbane, Qld 4101**

## Apartment For Sale

Thursday, 11 July 2024

12406/22 Merivale Street, South Brisbane, Qld 4101

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 58 m2**

**Type: Apartment**



Rocky Zhong  
0413760053

## Unobstructed & Permanent Views

Welcome to 12406 / 22 Merivale Street South Brisbane (IVY Tower) . Move in to Ivy & Eve and enjoy a high-level lifestyle with Unobstructed & Permanent Views. This unit has big open plan with full kitchen and largest living space in this complex. \*\*\*\*\* THIS IS ONE BEDROOM PLUS AT IVY & EVE APARTMENT AS IT HAS BIGGER LIVING AREA AND BALCONY \*\*\*\*\* \*\*\* Income: \*\*\* • Currently leased for \$650 per week till 8 Jan 2025 • Forward Rental appraisal between \$700 and \$750 • Also great potential for short term rental such as AirB&B \*\*\* Outgoings: \*\*\* • Body Corp: approx. \$1418/qtr • Council Rate: approx: \$480/qtr • Water & Utility: approx: \$250 to \$300/qtr (depending on usage)

Considered the ultimate residential address in South Brisbane, Ivy & Eve boasts resort-style facilities and proximity to all you could want. Aside from the apartment itself, the complex offers incredible amenities, from the sparkling swimming pool and sun deck to the gas barbecues, pizza ovens and outdoor kitchen. There's also a gym, a games room and lots of indoor and outdoor seating so you can relax, have fun and entertain in style. As for the apartment, you'll love its fresh and inviting interior, with attractive hybrid flooring throughout the living/dining room which opens to the balcony. The bedroom is carpeted and has a built-in wardrobe with mirrored sliders as well as a floor-to-ceiling window which affords fantastic views. The bathroom has been finished with floor-to-ceiling tiles and a mirrored wall cabinet and the laundry is concealed behind closet doors. Relax on your balcony gazing over West End, Milton, the Brisbane River and the Go Between Bridge. If Ivy & Eve isn't enough for you on its own, then you are located in the midst of South Brisbane's cultural precinct and minutes' walk from South Bank Parklands. Visit GOMA, the Queensland Museum, QPAC, the State Library and more. Take a quick walk to access cafes, restaurants and bars as you will be living moments away from Fish Lane, among other dining/entertainment precincts. Catch the train from South Brisbane station or jump on a CityCat at South Bank ferry terminal. Life on the 24th floor offers views and breezes and then of course, you have access to all of the building's residents' facilities. The apartment also includes a dedicated, secure car space. Features you'll love: • 1 bed, 1 bath, 1 car • Ducted air-conditioning • Kitchen: gas cooktop, under-bench oven, mirrored splashback, pantry, ample cabinets • Attractive hybrid flooring throughout living/dining • Bedroom: carpeted, with built-in wardrobe, floor-to-ceiling windows • Bathroom: large shower, floor-to-ceiling tiles, mirrored wall cabinet, internal laundry concealed in closet • Private, south-facing balcony with views over West End, Milton, Brisbane River and Go Between Bridge • Dedicated, secure car space • Complex: swimming pool, lounging deck, well equipped gym, games room, pizza ovens, gas barbecues, outdoor kitchen, indoor dining room, outdoor seating/lounging

Location: • Walk to South Brisbane cultural precinct (GOMA, Qld Museum, State Library, QPAC) • Walk to bus stops, train station, CityCat ferry terminal • Walk to cafes, restaurants, bars • Just across the river from the CBD

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. [REDACTED]