

1602/222 Margaret Street, Brisbane City, Qld 4000

Apartment For Sale

Thursday, 11 July 2024

1602/222 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 1

Area: 63 m2

Type: Apartment



Rocky Zhong
0413760053

***M*U*S*T SELL BY 03/08/2024**

This week we have 3 units to show (2404/4713/1602) First round: 12:00pm to 12:20pm Second round: 12:20pm to 12:40pm Last round: 12:40pm to 1:00pm*** This lovely unit is at DOWNTOWN TOWER *** Welcome to your urban sanctuary! Nestled on the 16th floor of 222 Margaret Street (Downtown Tower), this exquisite 2-bedroom, 1-bathroom apartment offers a lifestyle of luxury and convenience. Let's explore the captivating features that make this residence truly exceptional:

1. Immediate Move-In (Living, Rental or Short-term AirB&B) : Currently vacant and ready for you to call home, this unit invites you to step into luxurious living without delay.
2. Rental Potential: The estimated rental income for this unit is \$750 per week to \$800 per week - a smart investment opportunity.
3. Uninterrupted Views: Imagine waking up to breathtaking vistas of the Botanic Gardens and QUT. The cityscape unfolds before you, creating a sense of serenity and connection to nature.
4. Modern Living Space: The open-plan design seamlessly integrates living, dining, and kitchen areas. Natural light floods the space, enhancing the contemporary ambiance.
5. Sleek Kitchen: Meal preparation becomes a joy in the well-appointed kitchen. Sleek appliances and ample storage await your culinary adventures.
6. Prime Location: Positioned within a downtown tower, you're surrounded by the best Brisbane has to offer. Restaurants, cafes, and cultural attractions are at your doorstep.

**** Outgoings **** > Body Corp: approx. \$1700/qtr > Council rates: approx: \$480/qtr > Water & Utility: approx: \$250 to \$300/qtr (depending on the usage) Unbeatable Location with strong fundamentals: ** Kangaroo Point Green Bridge - Dining venues **Brisbane City Council's Kangaroo Point Green Bridge will become a must-visit destination for residents and visitors to Brisbane, leaving a lasting legacy for generations to come. In addition to the new river crossing, the final design of the city-shaping project features two unique riverside dining venues, including an above-water restaurant ...https://www.youtube.com/watch?v=hiHq7_kerWw** Mary Street Vision (stone thrown away) **Vision to revamp Mary Street in time for Albert St train station. Mary Street Vision planned to reshape Gardens Point as 67,000 commuters begin to use the city's newest train station at Albert Street. That means wider footpaths, more trees and greenery, better spaces for outdoor dining, more seating areas and improved lighting as well as shelters to protect people from the rain<https://www.brisbanetimes.com.au/national/queensland/vision-to-revamp-mary-street-in-time-for-albert-st-train-station-20220927-p5bled.html>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.