

1704/108 Albert Street, Brisbane City, Qld 4000



Apartment For Sale

Thursday, 4 July 2024

1704/108 Albert Street, Brisbane City, Qld 4000

Bedrooms: 1

Bathrooms: 1

Type: Apartment



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Offers Over \$450,000!

** Photos indicative - more photos to come* Investors & owner occupiers, do not miss this incredible opportunity in Brisbane CBD's hottest location! Moments away from Queens Wharf development, and located approx. 2 minutes walking distance from the new Albert Street train station, part of the Cross River Rail development. This spacious one-bedroom gem is in pristine condition and offers modern living at its finest. Add this property to your shortlist as it represents outstanding value and will not last long. Body Corp: Approx \$7,000pa (TBC-Awaiting Disclosure Statement) Rates & Water: Approx. \$2,800 pa Property features:- One spacious bedroom- One modern bathroom- Storage cage on apartment level (#17c)- Open plan living and dining area- Stylish fully equipped kitchen- Sold furnished- Currently in the hotel letting pool, 90 days to remove- Rental potential \$750-\$760 per week furnished to a long term tenant Festival Towers building facilities include two swimming pools, a spa, sauna, gymnasium and BBQ entertaining area. In the perfect city heart location, all that the vibrant CBD has to offer is at your fingertips with Queen Street Mall just 200m away and major city hotspots such as the Eagle St Pier, Botanic Gardens, QUT and the Casino are nearby. All forms of public transport are within walking distance. This property is all about location! Only approx. 2-minute walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years, with over 67,000 passengers projected every day. Only approx. 3 minutes walking distance to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping center, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. For information regarding the Brisbane Inner City property market, please go to <https://raywhiteiba.com.au/news>. *Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details. **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.