

**2204/111 Mary Street, Brisbane City, QLD, 4000**



**Apartment For Sale**

Friday, 30 August 2024

2204/111 Mary Street, Brisbane City, QLD, 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**

## The Ultimate Urban Oasis in Mary Lane Residences

Welcome to apartment 2204 in the architecturally renowned and locally adored Mary Lane Residences. This chic, spacious apartment offers floor-to-ceiling glass windows for an abundance of natural light, and metropolitan style city views. Teamed with a generous balcony to enjoy the sub-tropical Brisbane breezes and openable windows throughout for natural ventilation.

Offering a host of luxury amenities and breath taking views of Brisbane River and Kangaroo Point, this property combines sophistication, comfort and convenience.

Accentuated by floor to ceiling glass windows, this metropolitan style apartment enjoys fabulous river views. A sleek, modern kitchen with endless storage, a gas stove, and breakfast bar to make even the simplest meals feel deluxe. Speaking of storage, the property features unobtrusive storage spaces throughout, carefully incorporated into the home plus an additional 9sqm storage cage on level 22 make organising a busy, city life a breeze.

Mary Lane sits atop the 5 star Westin Hotel where residents enjoy "Mary Lane discounts" all year round. You can avail discounts at the Settimo Restaurant, The Charles Bar, or indulge in some self-care at Heavenly Spa by Westin.

The rooftop residents-only recreation facilities include an amazing pool, two barbecue areas, fully equipped gym, and function room. Being a residents-only dedicated space means you will never see a guest from the downstairs Westin Hotel in your residents-only facilities.

### Features:

- Stylish kitchen with sleek appliances and ample storage
- Multi control, fully ducted air-conditioning
- High quality tile flooring in the living areas for easy cleaning and plush carpet in the bedrooms
- Master bedroom with wardrobe, ensuite, floor-to-ceiling windows, ceiling fan, and a private balcony
- Second bedroom with floor-to-ceiling window, ceiling fan, and built-in wardrobe
- Large balcony with room for friends and family
- Approx 98sqm on the 22nd floor (83sqm internally plus 15sqm externally)
- Rare 9sqm exclusive storage room located on level 22
- 1 secure car space
- Access to secure bike storage
- The perfect lifestyle choice for inner city living or the astute investor.
- Vacant possession available. Sold unfurnished & not subject to any lease
- Potential rent of \$1,050 per week as a fully furnished property or \$950 per week as an unfurnished property.

The Mary Lane Residences are situated above the 5 star Westin Hotel. On the 37th floor you will find an exclusive, residents-only, infinity-style pool, 2 separate BBQ areas, well-appointed Gymnasium, function room and great 360 degree views of Brisbane City. Being a residents-only dedicated space means you will never see a guest from the downstairs Westin Hotel in your residents-only facilities.

All the things that Brisbane is known for are within walking distance, be it shopping in Queen Street Mall, strolling through the Botanical Gardens, or jogging along the river, and of course easy access to all the entertainment South Bank has to offer.

Brisbane City Council has identified Mary Street in the City masterplan as the vital pedestrian corridor through the heart of the city. Providing the essential link between Queens Wharf, Albert street underground rail station and the new City reach ferry terminal, some work to be completed next year. Future proofing your investment and making your lifestyle second to none.

Read more about Brisbane City's Mary Street Vision: <https://shorturl.at/b0oQF>

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.

Minutes is all it takes to walk to the Eagle Street Pier and Waterfront Precinct development that will integrate notable riverside spots to create vibrant public spaces, shopping, and dining.

Also nearby to The Queen's Wharf Brisbane precinct, which will be a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks.

Also incredibly close to the Howard Smith Wharves - this property offers an array of dining options, bars, and green spaces.

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.