

2405/10 Manning Street, South Brisbane, Qld 4101

hodge.

Apartment For Sale

Thursday, 4 July 2024

2405/10 Manning Street, South Brisbane, Qld 4101

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: Apartment



Henry Hodge

For Sale

Whether you are looking for your own inner-city haven or a set-and-forget investment right in the heart of the action, look no further than 2405/10 Manning Street. Nestled in the heart of South Brisbane, apartment 2405 sets a new benchmark for convenience-oriented living, with an abundance of retail, dining, and entertainment options at your doorstep, plus the Brisbane CBD an easy 1.5km stroll. As you enter via the open atrium corridors, you are greeted by the open plan living, dining, and kitchen areas, creating an inviting space perfect for both relaxation and entertaining. Flowing outside from the dining area is an expansive, undercover balcony area, ideal for alfresco dining and entertaining. Back inside, the light filled master bedroom boasts a walk-through robe, air conditioning, and direct access to both the balcony and the two-way bathroom. The second bedroom is perfect for having friends and family stay, or a large office or hobby area. Apartment features:- Open plan layout and a seamless flow between the indoor and outdoor areas- An entertainer's kitchen with ample storage- A generous master bedroom with walk through robe and direct access to both the bathroom and balcony- Large, covered balcony area- Air-conditioned living and bedroom spaces- Secure, undercover car park - Leased for \$420 per week until 3 October 2024 - Body Corporate Levies: Approximately \$2,974 per quarter - Council Rates: Approximately \$507 per quarter- Water Rates: Approximately \$222 per quarter Complex features:- Inground lap pool - Atrium corridors- On-site management- Elevator access- Undercover visitor parking- Intercom system Location:- 220m walk to the vibrant Fish Lane restaurant precinct- 280m walk to the Convention Centre- 500m walk to the West Village shopping precinct with a Coles, Woolworths, Harris Farm Markets and other popular restaurant and retail options- 600m walk to QPAC and QAGOMA- 600m walk to South Brisbane Train Station - 650m from the 24-hour City Glider bus stop at the Cultural Centre- 900m walk drive to the South Bank Parklands- 1km walk to the South Bank Ferry Terminal- Easy access to Brisbane's top educational institutions, including UQ in Saint Lucia, QUT Gardens Point, Griffith Uni South Bank, and South Bank TAFE, as well private schools like St Laurence's and Somerville House. In the school catchment for West End State School (Prep to Year 6) and Brisbane State High School (Years 7 to 12). Be sure to check this one out. Contact Kosta Porfyriou on 0404 430 327 if you have any questions. Disclaimer: We have endeavoured to ensure the information contained in this advertisement is accurate and true, but we make no representation or warranty as to its accuracy or completeness. Prospective purchasers should make their own inquiries regarding any property or information in this advertisement. We accept no responsibility and disclaim all liability for any errors, omissions, inaccuracies, or misstatements contained herein. Disclaimer: This property may be advertised as sold by auction or without a price; therefore, a price guide cannot be provided under the Property Law Act 2023. The website may have filtered the property into a price bracket for website functionality purposes. When attending open homes, the owner or tenant may require us to collect and verify your full name and contact details before we grant you entry to the property. You can find information on how we will use your data at hodgeestateagents.com.au/privacy.