

2906/222 Margaret Street, Brisbane City, Qld 4000



Apartment For Sale

Sunday, 23 June 2024

2906/222 Margaret Street, Brisbane City, Qld 4000

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Rocky Zhong
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Contact agent viewing

"Luxury Living on the 29th Floor in Prime CBD Location " **** Current AirB&B website portal: ****

https://www.airbnb.com.au/rooms/1118378686959699970?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&search_mode=regular_search&check_in=2024-07-18&check_out=2024-07-20&source_impression_id=p3_1718685201_P3m7Fma79qjafM9X&previous_page_section_name=1000&federated_search_id=85432658-b0d5-4ada-a50d-15d4299e174eWith current AirB&B business going particularly well with annual occupancy rate hit above 90%, such amazing opportunity presents an amazing rental revenue with average nightly rate from way above \$200. Indulge in the epitome of city living with this spacious 2-bedroom unit perched on the 29th floor. From the moment you step inside, you'll be captivated by the modern elegance and thoughtful design. Privacy and Comfort: Two generously sized bedrooms offer ample privacy, perfect for unwinding after a busy day. The open-plan layout seamlessly connects the living area, kitchen, and bedrooms, creating a sense of spaciousness. Gourmet Kitchen: The sleek kitchen boasts premium appliances, making meal preparation a joy. Strategically positioned between the bedrooms, it maximizes living space while ensuring convenience. Laundry Convenience: No need to leave your unit for laundry-convenient facilities are right at your fingertips. Fitness and Relaxation: Head up to the 40th floor, where you'll find a state-of-the-art gymnasium, a refreshing swimming pool, and inviting BBQ/entertainment areas. Take in the breathtaking city skyline views as you unwind.***

Rental Appraisal: \$750 to \$800 per week *** Outgoings: **** • Admin fund + sinking fund + building insurance for the year 2024 : approx \$1695/qtr • Council rates: approx \$480 per quarter • Water & Utility: approx \$250 to \$280 per quarter***

Property Features: *** • Open plan living area with floor to ceiling windows • 2 spacious bedrooms with built in robes • 1 modern bathroom Modern kitchen with gas stove, rangehood and dishwasher • Ducted air-conditioning throughout Separate laundry cupboard and storage • Spectacular 40th level views with amenities including swimming-pool, gymnasium, BBQ/entertainment areas • Intercom On-site management • Conveniently located with ready access to all manner of shopping, transport and schooling. ** 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> Don't miss out on the opportunity to own this beautiful property. Contact us today for more information and to schedule a viewing. Price guide is For Sale. **** "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." [?][?][?][?][?][?]