

**3406/108 Albert Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Friday, 5 July 2024

3406/108 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 91 m2**

**Type: Apartment**



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## Offers Over \$750,000!

A remarkable opportunity to secure a fantastic inner-city apartment in one of the best central locations in the fast-expanding CBD! Positioned high on the 34th level of the modern Festival Towers, this immaculately presented two bedroom apartment features versatile indoor and outdoor living spaces and views of the Brisbane River & Botanical Gardens. Vacant possession is available - Ready to move in straight away! All offers in writing will be considered! Body Corp: Approx. \$7,252 pa Rates (inc. water): Approx. \$2,800 pa Apartment features:- Two generous bedrooms, master with private ensuite and walk in robe- Two modern bathrooms- One secure car park (C.140 Level B3)- One large secure storage cage (S.134) behind the car park- Flooring throughout- Spacious East facing alfresco balcony/dining area - Perfectly captures the views and can be completely closed or opened out to capture the breeze- Separate open balcony/drying area- Stylish kitchen with stone benches and stainless steel appliances- Concealed laundry off kitchen- Open plan living/dining area opens onto alfresco balcony area- Ducted air conditioning throughout- Approx. 91sqm of total living (86sqm int; 5sqm ext) on level 34- Rental potential of approx. \$900 per week as a furnished property- Sold unfurnished 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. Only approx. 1-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. Link <https://raywhiteinnerbrisbaneapts.com.au/news/cross-river-rail-vs-covid-19> 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 centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks. Link <https://raywhiteinnerbrisbaneapts.com.au/news/queens-wharf-rises> 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.