

3503/128 Charlotte Street, Brisbane City, QLD, 4000 **RayWhite**

## Apartment For Sale

Friday, 30 August 2024

3503/128 Charlotte Street, Brisbane City, QLD, 4000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Kirsten Walsh  
0431465152

## Exclusive Two-Bedroom Apartment in Charlotte Towers with Secure Storage and Prime CBD Location

Introducing an exceptional two bedroom apartment in Charlotte Towers, this pristine and spacious unit stands out with its own secure storage room! From the moment you step inside, you'll experience a welcoming sense of comfort. The open-plan living area flows effortlessly onto a wide open view balcony, complemented by a sizable kitchen with stainless steel appliances, and large three-door mirrored built-in wardrobes in both bedrooms-this apartment is sure to impress! Positioned high on the 35th floor, it enjoys abundant natural light throughout. Ideal for owner-occupiers and investors alike, offering great returns and long-term growth with an unmatched lifestyle.

Location, location, location! Just a 2-minute walk to the new Albert Street Station and a 3-minute walk to the world-class Queen's Wharf Brisbane Precinct!

Charlotte Towers is a modern, highly sought-after complex in the heart of Brisbane's CBD. With a significant number of owner-occupiers, it remains one of the most desirable buildings in the city. The building is well-maintained with a healthy sinking fund.

This cherished investment is now available, with sellers eager to move on. All written offers on the contract will be considered!

Opportunities like this are rare-apartments of this caliber, with a car park and a storage room, are hard to come by. Don't miss out!

Body Corporate fees: Approx. \$7,356 pa

Water & rates: Approx. \$2,800 pa

### Property Features:

- Two spacious bedrooms with large 3 door mirrored built-in-wardrobes
- One spacious bathroom, featuring laundry facilities
- One secure car spaces C27 on Basement 1
- One rare secure storage room S.35D (7sqm) on the apartment level
- Open plan living area features bi-fold doors which open out to the alfresco balcony
- Good sized kitchen boasts stainless steel appliances with a gas cooktop and stone benches
- Ample storage throughout the apartment
- Ducted air conditioning throughout
- Approx. 76sqm of living on the 35th floor with city views and plenty of natural light throughout
- Sold fully furnished
- Currently rented through the Oaks Hotel letting pool
- Rental potential of \$900 to \$920 per week furnished to long term tenants

### Building Features include:

- 24-hour onsite management plus security
- Outdoor pool and sun deck
- Heated 25m indoor lap pool
- Fully equipped gymnasium
- Sauna
- BBQ and entertaining area

### LOCATION, LOCATION, LOCATION

Only 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://www.crossriverrail.qld.gov.au/info/#new-stations-top>

Only 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://brisbanedevelopment.com/queens-wharf-precinct/>

For further information regarding the Brisbane Inner City property market please go to

<https://raywhiteinnerbrisbaneapts.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