

**408/167 Albert Street, Brisbane City, Qld 4000**

**Apartment For Sale**

Tuesday, 25 June 2024



408/167 Albert Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 49 m2**

**Type: Apartment**



Sue Buchanan  
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**\$375,000 +**

**INSPECT SATURDAY MEET AT FOYER 12.30PM SHARP!** Nestled in the heart of Brisbane City within the prestigious Heritage-listed Royal Albert building, this exceptional property is a golden opportunity for discerning investors and lifestyle enthusiasts alike. Rich in heritage charm and equipped with modern amenities, this apartment is a unique blend of history and contemporary living. **Key Features:**

- **Versatile Living Options:** Ideal for a stylish permanent residence, long-term tenancy, or short-term accommodation under expert hotel management. Imagine the convenience of a property that not only generates rental income but also allows you to enjoy your own private retreat whenever you desire.
- **Architectural Elegance:** 2.3-meter-high ceilings, large, double-glazed casement windows, and intricate detailing reflecting the building's rich history.
- **Fully Furnished:** Elegant period pieces and modern appliances, including a well-equipped kitchen and contemporary bathroom.
- **Comfortable Living Area:** Ducted reverse-cycle air conditioning for year-round comfort.
- **Convenient Amenities:** 24-hour reception lobby, secure access elevators, and car parking special rate \$30.
- **On-Site Dining:** Cafe Mondial offers breakfast, lunch, and dinner right at the building's entrance. Enjoy unparalleled access to Brisbane's vibrant urban lifestyle. Situated on Albert Street, you are on the doorstep of premier shopping, dining, and entertainment options. Stroll to the nearby Queen Street Mall, relax in the lush City Botanic Gardens, or explore the bustling South Bank precinct. This prime location will soon benefit from the upcoming Cross River Rail Green Spine project along Albert Street, featuring lush green spaces, pedestrian-friendly pathways, and the new Albert Street Station. Serene green spaces and improved connectivity elevate the quality of life for residents. With these enhancements, property values and local business opportunities are set to rise, making this an excellent investment for the future. Don't miss out on this versatile investment where timeless elegance meets modern convenience. Secure your piece of Brisbane's vibrant urban landscape today.

**Financial details:**

- **Body Corporate:** Approx. \$6,345 per annum
- **Brisbane City Council Rates:** Approx. \$1,990 per annum
- **Urban Utilities (water & sewerage):** Approx. \$1,385 per annum
- **Rental Appraisal:** \$530 to \$550 per week
- **Hotel Holiday Letting Income Potential:** \$24,000 to \$28,800 annually (net)
- **Apartment size:** 49m<sup>2</sup>

For information regarding the Cross River Rail Green Spine Project visit <https://crossriverrail.qld.gov.au/albert-street/albert-street-green-spine/>