

**409/420 Queen Street, Brisbane City, Qld 4000**



**Apartment For Sale**

Tuesday, 25 June 2024

409/420 Queen Street, Brisbane City, Qld 4000

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



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## Offers Over \$679,000!

Begin your next chapter in the heart of Brisbane City with this exquisite two bedroom apartment located in the reputable Aurora Tower. This property offers a spacious floor plan and comes fully furnished for your convenience. Step inside to find an open-plan living area, complete with air-conditioning for ultimate comfort during the warmer days. The kitchen features a stone benchtop with stainless steel appliances along with plenty of storage perfect for entertaining, in addition the balcony offers fantastic views of the Brisbane and river glimpses - an ideal backdrop for morning coffees or evening wind-downs. Its central location places you within close proximity of cafes, restaurants, bars and all forms of public transport as well as shopping and entertainment options! With rental potential between approx. \$800-\$850 pw fully furnished to long-term tenants, this property is undoubtedly highly sought-after among investors or discerning homeowners alike.

Body Corp: Approx. \$5,851 pa  
Rates & Water: Approx. \$2,800 pa

Property Features:- Two spacious bedrooms- One modern bathroom- One secure car park (#210A) on level 3- One storage cage (#210B) on level 3- Open plan living featuring floor to ceiling windows- Stylish kitchen with ample bench space and modern appliances- Great entertainer's balcony with city and river views- Ample storage throughout the apartment- Separate concealed laundry- Fully ducted air conditioning- Total 84sqm (69sqm int; 15sqm ext) on the 40th floor- Sold furnished- Currently in OAKS letting pool - 90 days to release- Rental potential of \$800 - \$850 per week furnished to long-term tenants

Building Facilities:- Outdoor Lap pool- Gymnasium- Spa and Sauna- Large BBQ area- Theatre room

Ground floor retail includes 7-11, coffee shop and BWS. Right in the heart of the city, you can walk to the endless dining, entertainment and retail options the vibrant CBD has to offer. Universities and some of Brisbane's best schools are also nearby. Very close to all forms of public transport and with easy access to main roads, the location is superb. Only approx. 10 min walking distance from the Howard Smith Wharves, Brisbane's newest entertainment and lifestyle destination. Providing dining options, bars, green spaces and picnic areas, two unique indoor event spaces.

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.

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