

**616/38 Helen Street, Teneriffe, Qld 4005**

**THE AGENCY**

**Apartment For Sale**

Sunday, 30 June 2024

616/38 Helen Street, Teneriffe, Qld 4005

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 66 m2**

**Type: Apartment**



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## For Sale

Embrace an exceptional lifestyle in this perfectly positioned apartment nestled in a charming tree-lined street, yet just moments away from Brisbane's bustling dining scene, cafes, and boutique shops. At The James Teneriffe, developed by Australia's leading health, wellness, and lifestyle developer, Cavcorp, discover the epitome of luxury and convenience. These outstanding residences offer unparalleled amenities and high-end finishes, setting a new benchmark in exclusive Teneriffe. Spacious dining and lounge areas are perfect for relaxation or entertaining. The elegant kitchen features stone benchtops and stainless steel European appliances, including a gas cooktop. A built-in work or study space is also available. Bedrooms are designed for tranquillity with acoustic glazing and ample storage with a walk-through robe. Ensuite bathrooms come with mirrored cabinets, and a separate European laundry provides added convenience, with the split system heating/cooling making sure your unit perfect all year round. Additionally, there is one secure exclusive car space with room for an over bonnet storage cage, and extra storage is available for rent. When living at The James Teneriffe you can indulge in the Recreation SkyDeck on the 7th floor, offering both leisure opportunities and breathtaking views. The rooftop pool boasts a sleek glass edge and luxurious European sun lounges. The state-of-the-art gymnasium features Technogym equipment, while a community herb and citrus garden offers a serene spot to relax and connect with nature amidst spectacular city views. The James Teneriffe is located in close proximity to iconic destinations such as Gasworks, James Street, Emporium, the Woolstore Precinct, New Farm Park, and the Powerhouse. Easy mobility to the city is ensured with the Teneriffe City Glider buses operating every 5 minutes in peak times, along with the Citycat, Riverwalk and the Airport Link Tunnel provides swift travel to the airport. Additional benefits include on-site management for added convenience and security, and a pet-friendly environment welcoming your furry friends.

Financials at a Glance: Body Corp Fees \$1050 approx. per qrt (admin, sinking & insurance)?? Rent ??? Tenanted until 16/8/24 at \$480 per week Rental Appraisal? \$640 - \$670 per week (last increase 17/8/23) Don't miss the opportunity to embrace an exceptional lifestyle in this perfectly positioned apartment. Experience luxury living at its finest at The James Teneriffe. Visit today and discover your new home!

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein