

904/212 Margaret Street, Brisbane City, Qld 4000



**Sold Apartment**

Thursday, 5 October 2023

904/212 Margaret Street, Brisbane City, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Peter Evans  
0733693651



John Rohde  
0733693651

**\$340,000**

Experience the epitome of city living with this spectacular fully furnished apartment! This contemporary abode offers both style and comfort, perfect for those seeking a chic city lifestyle or an investment. The apartment boasts a generous study nook, ideal for remote work or creative pursuits, while the large balcony beckons you to unwind, accessible from the lounge and bedroom. With modern fixtures and a prime location just steps away from vibrant cafes, boutiques, and cultural hotspots, this is an opportunity not to be missed. Embrace the allure of city living in this exceptional inner-city gem!

**Property Details:** Fully furnished Spacious lounge and dining Gas cooking Air-conditioning Modern fixtures Stainless steel appliances Fitted wardrobe Large balcony Balcony access from bedroom and lounge Study nook Laundry

**Building Features:** Level 9 of 30 137 lots in complex Intercom In-ground pool Gym BBQ area Secure access with fob key Units can be lived in or rented Restaurant at entry Visitor car parking

**Location:** 5 min walk to Queen Street Mall 3 min walk to Botanic Gardens 7 min walk to Treasury Casino 9 min walk to King George Square 8 min walk to QUT Gardens Point 15 min walk to Roma Street Station 20 min walk to South Bank (GOMA/State Library) 5 min drive to Fortitude Valley 20 min drive to Brisbane Airport 1 hour drive to Gold Coast

**School Zones:** Brisbane Central State School (Prep to Year 6) - 9 min drive Fortitude Valley State Secondary School (Year 7 to Year 10) - 13 min drive Kelvin Grove State College (Year 11 to Year 12) - 15 min drive

**Rental:** Currently rented through Hotel for \$1,993.33 per month gross (\$1,753.29 net)

**Rental Appraisal:** \$520.00 - \$550.00 per week unfurnished \$550.00 - \$580.00 per week fully furnished

**Costs:** Body Corporate Fees: \$1,826.73 per quarter approx Council Rates: \$450.00 per quarter approx Water Rates: \$265.00 per quarter approx

**Disclaimer:** Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.