

N706/35 Tribune Street, South Brisbane, QLD, 4101



Apartment For Sale

Monday, 19 August 2024

N706/35 Tribune Street, South Brisbane, QLD, 4101

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment

EMPORIUM RESIDENCE. WHEN OPPORTUNITY KNOCKS BUYERS MUST BE QUICK.

*****DIRECTIONS FOR OPEN HOME INSPECTIONS ENTER VIA TRIBUNE STREET NEAR THE EMPORIUM RESIDENCE LETTERBOX AND THE HOTEL CONCIERGE**

EMPORIUM RESIDENCE 35 TRIBUNE STREET. Tightly held and rarely available, this is truly an unsurpassable opportunity for those looking to jump into the market with a smart purchase or clever investor who is looking to expand their property portfolio.

This apartment is to be sold FULLY FURNISHED, with everything included, all you (or your tenant) need to do is move in, unpack and enjoy the lifestyle that is on offer at Emporium.

Residence N706/35 Tribune Street offers:

- Cleverly designed floorplan which makes the most of the 84m²
- Gourmet kitchen with gas cooktop and stone benchtops
- Discreetly integrated fridge/freezer combo plus Bosch appliances
- Open plan dining and living area which is airy and light filled
- Main bedroom offers a built-in wardrobe, ensuite and direct balcony access
- Second bedroom is built-in and adjacent to the main bathroom
- Main bathroom with shower and toilet, finished with floor-to-ceiling tiles
- Separate laundry with washing machine and wall-mounted dryer
- Located on level 7, with a private and fully covered balcony
- Single car space, with remote and secure resident's access only
- Views of Mount Coo-Tha, Highgate Hill, and West End
- Rented at \$740/week, with vacant possession on or after 24th October

Additional features include:

- Fibre optic cable for internet access
- Secure voice and video intercom system
- Centralised fully ducted reverse cycle air conditioning
- Double glazed doors and windows throughout
- Pet-friendly building (subject to approval)
- Airbnb option for short-term letting

Living at Emporium you will have access to the concierge service, in-room cleaning service, spa treatments, and the rooftop infinity pool area. Owners also enjoy a private residents pool on level 6 and a well-equipped residents-only gymnasium, steam room, and sauna.

Residents of the building can enjoy the fine dining options that the building has on offer, the most popular of these include the Terrace Rooftop Restaurant and Bar, the Belle Époque Café, and the Piano Bar located on the ground floor. Residents can also enjoy the option of having room service delivered directly to their door.

Add to this the South Bank lifestyle location with some of the best restaurants and eateries in Brisbane located directly on your doorstep. The Southpoint retail precinct is less than 100m from your door and includes Woolworths and Terry White Chemmart Pharmacy. Also located in the highly desirable catchments for St Joseph Private for junior school, Brisbane State High School, St Laurence's College, and Somerville House and all are within walking distance.

*****Disclaimer: the photos used are solely for advertising purposes only and do not accurately reflect the style, condition, or presentation of the physical property.**