

**Unit 12/45 Cordelia Street, South Brisbane, Qld 4101** SaleByHomeOwner.com.au

## House For Sale

Thursday, 13 June 2024

Unit 12/45 Cordelia Street, South Brisbane, Qld 4101

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 137 m2

Type: House



Sale By Home Owner  
1300609392

## For Sale

The Phone enquiry code for this property is - 6139 South Brisbane is one of Brisbane's most vibrant and trendy Inner-City suburbs, which is known for its abundance of shops, restaurants and entertainment options. Where else can you easily enjoy the vibrant cultural precinct of South Bank, the sub-tropical Parklands, fantastic restaurants and shopping, Queensland Art Gallery, Performing Arts Centre, Convention Centre, State Library, Museum, educational institutions (QUT, Griffith University and South Bank TAFE) plus so much more - all right at your doorstep! Its a perfect location for parents who will also appreciate the fact that this unit falls within the catchment areas for both the prestigious Brisbane State High School and West End State School, making it an excellent option for growing families. Brisbane State high is less than 3 mins walk and West End State School is 15 mins walk. Rarely do you find excellent boutique apartment building and peaceful unit like this, only minutes to the CBD. Walk to the Mater hospital, elite public & private schools catchment. Ideally situated at 45 Cordelia Street within South Brisbane is a boutique apartment complex offering a peaceful and private lifestyle while enjoy the convenience this incredible location has to offer. Features to enjoy: - High Ceiling throughout - Spacious open plan Living and Dining - Huge glass doors to the Balcony creating terrific ventilation and natural light - 2 spacious Balconies with newly installed aluminium Shutters all around for protection and privacy - Large Master Bedroom with his and hers walk-in robe and ensuite - Other Bedrooms are very spacious with built-ins with access to the 2nd Balcony - Ducted air-conditioning (Heating and Cooling) for all year round comfort - Spacious Laundry comes with a Dryer - Modern Kitchen - Secure complex with an intercom system and lift access - 2 Secure car parking space - Storage Room adjacent to car parking space with Power Point - Body Corporate Fees: \$2120 per quarter - Brisbane City Council Fees: \$430 per quarter - Rental Appraisal: \$950 - \$1000 Per Week Public Transport: - Nearest Bus Stops within 50 meters where you can catch a bus to Fortitude Valley, City, etc. Frequency is every 5 minutes in peak hours and every 15 minutes off peak hours, Bus Routes - 60, 192, 196, 199 & 202. Cultural Centre bus station is only 650 meters from where you can catch bus to anywhere in Brisbane covering all directions. - Nearest Train station is South Brisbane on Grey Street at 550m meter This a perfect opportunity for an Owner or for an investor. Please call or email to arrange an inspection.