

**Unit 21/189 Leichhardt St, Spring Hill, Qld 4000**



**Apartment For Sale**

Thursday, 11 April 2024

Unit 21/189 Leichhardt St, Spring Hill, Qld 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



Kenneth Mow

0432069662

## **\$245,000+ Buyers**

An extraordinary opportunity awaits you in "The Ridge on Leichhardt" at Spring Hill - a coveted address at the very heart of the vibrant Brisbane CBD precinct. The location is second to none with it being only a short stroll to everywhere include Central Railway Station (550m), Roma Street Parklands (600m), Brisbane CBD & Brisbane Grammar School (700m). The spacious interior layout includes an open plan kitchen, meals and living areas, reverse cycle air conditioning, a large double bed space and a separate fully fitted bathroom. The Ridge on Leichhardt apartment boasts an array of recently renovated facilities, including a swimming pool, a gym, a BBQ and common leisure areas. Other Information- Level 3 with North West aspect.- Apartment No. 24- Approx. Body Corporate Fee: \$1,529.18/qtr- Approx. Sinking Fund: \$980,171.06- Approx. BCC Rates: \$480.95/qtr- Long term Rental Appraisal: \$330-\$350/week The current owner is leasing this studio through Airbnb and is achieving between \$110-\$120 per night. This fabulous studio apartment is the perfect choice for starters, investors or owner's looking for a base in Brisbane. Be quick, property of this nature do not last long! Call today to arrange for a private viewing. Disclaimer: We, in preparing this information have used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liabilities in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Interested parties must rely on their own enquiries and information in the contract for sale. Property Code: 1025