



FOR SALE

STUDIO APARTMENT WITH 5.2% RETURN NET - POOL + GYM AND BREATHTAKING CITY VIEWS - ULTRA CONVENIENCE -

This bright contemporary studio apartment offers a single bedroom, one bathroom, with air conditioning throughout. This studio apartment is in the best location in Spring Hill and is returning \$360 p/w. A long term lease is already in place with the onsite management. Net Return 5.2 %. You will have plenty of room to relax and enjoy your privacy with a spacious living area, in addition to the downstairs recreation areas. Beautifully appointed with high quality finishes and holding an enviable position moment from the CBD, a convenient cosmopolitan lifestyle awaits the astute buyer of living and low Body Corporate fees.

This exceptional apartment offers a rare opportunity to enjoy low-maintenance inner-city living in a brilliant location. Imagine entertaining with stunning city views as your backdrop. Spend your weekends relaxing in the Roma St parklands, or strolling along the Brisbane River to the South Bank cultural precinct. With ready access to fine restaurants and nightlife hot-spots, the unsurpassed location of this apartment has universal appeal.

This location has everything you have been searching for:

- + Brisbane's Academic Hub - With three of Brisbane's GPS schools within The Fells catchment area (including Brisbane Grammar School, St Joseph's College, and Brisbane State School) and QUT a short bus, bike or walk away Spring Hill truly is Brisbane's Academic Hub.
- + Roma St Parklands - Within a short stroll of The Fells is Roma Street Parkland. Originally designed to excite the imagination and be an attractive environment for the city, they are now considered to be one of the best examples of contemporary display gardens in Australia.
- + Historic Spring Hill - Hugging the northern side of the CBD, Spring Hill is one of the oldest residential neighbourhoods in Brisbane, with many houses dating from the nineteenth century. In fact, Spring Hill earned its name as the source of Brisbane's first fresh water supply.

If you are looking for inner city creature comforts during your working week or you simply love living where everything is at your doorstep, then this is a must-see apartment. The apartment

1 BED | 1 BATH | 0 CAR

PRICE:
UNDER CONTRACT

OPEN FOR INSPECTION:
N/A



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*This figure indicates approximate usable space and may not include area of walls and therefore may differ from building or council plans.

While every attempt is made to ensure accuracy please note that these plans are only designed to give an approximate indication of layout. All dimensions, scales, angles, location or orientation of doors, walls, windows or any other items is approximate. These plans are for representation purposes only and should not be relied upon for any purpose. No responsibility is taken for any error or mis-statement within this plan.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.