

## FOR SALE

### INVEST IN THIS HIGHLY SOUGHT AFTER LOCATION CURRENTLY LEASED @ \$620 PW !

This apartment is perfect for inner-city living being located less than 1 kilometre from the City, easy access to Southbank Parklands and entertainment precinct, short drive to Mater Hospital. SW1 has a very high demand within the medical profession & international students.

Positioned on the 2nd floor this spacious fully furnished with ducted air-con to all rooms, features open plan living and dining with new wooden floor panels extending out to the wrap-around balcony with large movable shutters overlooking the lush green surrounds. Well-appointed kitchen with gas stove top & large stainless steel oven. Two large bedrooms with built in wardrobes, one bathroom, with the bonus of TWO CAR parks.

Located in the Brisbane State High catchment; excellent public transport is virtually at your door including the South Brisbane train station, the City Glider bus service and the South Bank Bus way.

Enjoy living in a complex with security access and onsite management!

- Fully Furnished
- Two Large Bedrooms with Built-in wardrobes
- Gas stove top and large stainless steel oven
- Open plan living area extending out to Large Balcony
- Small study nook
- Ducted air-conditioning and heating
- Built in laundry
- Secure entry with 2 Car spaces
- Pet Friendly
- Brisbane State High School catchment
- International language School, Tafe, Uni's within walking distance

Currently rented at \$620 per week ( includes parking lease)  
Body Corporate Fees \$1497.80 per quarter

This apartment would make a great addition to your property portfolio with a tenant in place until February 2020.

2 BED | 1 BATH | 2 CAR

#### PRICE:

Offers over \$479,000

#### OPEN FOR INSPECTION:

N/A

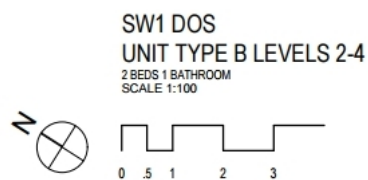
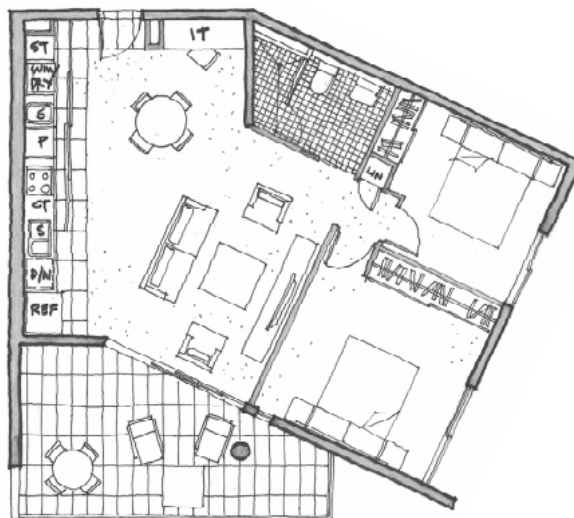
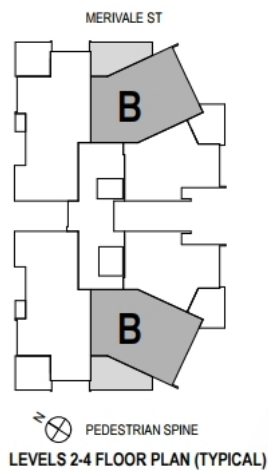


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.