



# SOLD

## OWNER'S INSTRUCTIONS CLEAR SELL THIS WEEK!

This fully furnished apartment is on the 4th floor of tightly held Allegro Apartments overlooking the beautiful historic heritage listed St Andrew's church.

Allegro Apartments is an eight level building with 117 apartments in a selection of studio, one and two bedroom styles. Completed in 2004/5 by award winning Pradella Group and awarded 2007 HIA Winner Apartment Project of the Year.

The apartment is currently tenanted and the lease runs until 24th Dec 2020 and offers the astute investor a very attractive proposition – current rental income \$560 per week, Allegro is sought after by students and business professionals alike providing an envious lifestyle with its fully fitted gym, 25m lap pool, spa, community/media room, library/meeting room and BBQ area. The apartment comes with a designated car space and generous sized storage cage.

### FEATURES

- \* 2 bedrooms with built-ins
- \* 2 bathrooms (main with ensuite)
- \* Light and airy, spacious open plan living
- \* Living area flows to large private balcony with district views
- \* Air Conditioned
- \* Modern kitchen with stone benches
- \* Dishwasher + White goods + Furnishings
- \* Internal laundry
- \* 1 secure park plus lockup storage cage
- \* Allegro offers full security with CCTV surveillance and secure tagged entry to each floor and common areas
- \* Body Corp Fees currently \$1,626 per quarter and then reduces to \$1,381 per quarter in Jan 2021

2 BED | 2 BATH | 1 CAR

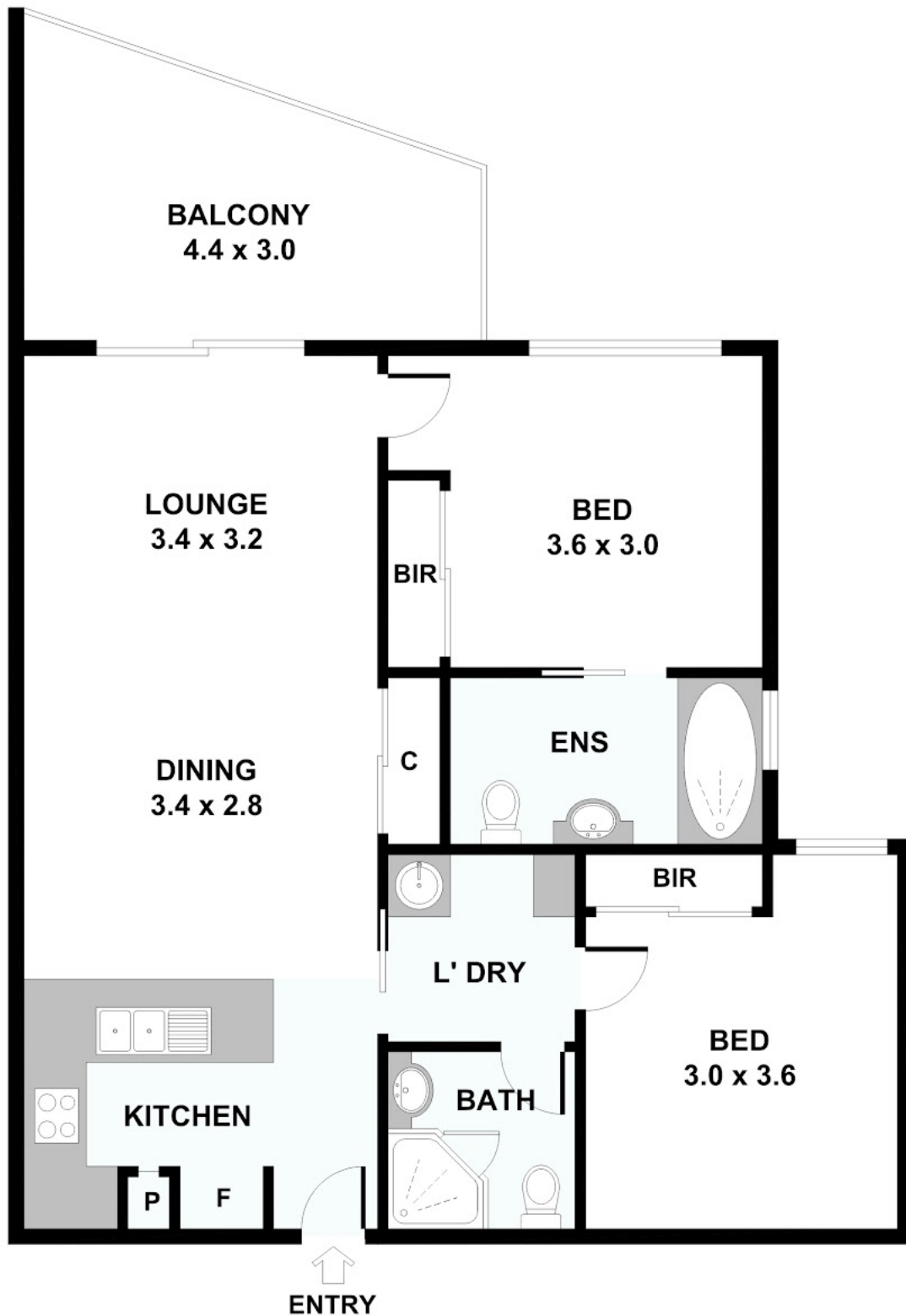
PRICE:  
\$421,000

OPEN FOR INSPECTION:  
N/A



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# 69/60 Cordelia Street, South Brisbane



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.

Please note: All stated dimensions are approximate only. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.