



FOR SALE

CENTRE OF THE ACTION

Make this the one! Situated in the centre of Brisbane CBD on the 19th floor of Aurora Towers, gives the astute purchaser an enviable choice of lifestyle or great investment.

Enjoy glorious river and district views with an easterly aspect looking over the rooftops of the historic Customs House and the new Skyscraper Centre while relaxing on your large balcony.

The combined living/dining area offers a generous light filled space with ample room for entertaining opening out to the balcony. A very functional kitchen with granite benchtops, pull out pantry, Fisher & Paykel appliances including gas cooktop with views overlooking St John's Cathedral with its Gothic inspired architecture.

There are 2 good sized bedrooms, the master having a walk-in-robe and double vanity ensuite with shower and plenty of cupboard space. The second bedroom has a built-in wardrobe and study nook with easy access to the main bathroom which houses the laundry with Fisher Paykel clothes dryer.

Timber flooring throughout keeps this apartment looking stylish and contemporary. There are good quality blinds in all rooms and plenty of power and data points throughout.

You will find extra storage in a double cupboard in the hallway. Ducted air-conditioning throughout with plenty of cross ventilation and natural breezes keeps this apartment cool in the summer months. Aurora has wonderful shared facilities such as the 25metre lap pool, excellent equipped gym, sauna and spa. Recent improvements to the apartment are the installation of a new intercom system and the air-conditioning system has had a complete overhaul at the cost of \$4,500.

The apartment comes with a single car space with access via the laneway at the back of Aurora Towers, although you hardly need a car in this location as you can walk to almost anywhere in Brisbane city including the river board walk, cafés, world class restaurants, cinemas, bars and Queen Street mall with its exclusive shopping precinct - public transport hubs are close by including City Cat, Central Train station and Brisbane Transit centre. There are also plenty of visitor car spaces.

This property was tenanted until recently and obtaining \$620pw in rent. The Body Corporate

2 BED | 2 BATH | 1 CAR

PRICE:

Offers Over \$560,000

OPEN FOR INSPECTION:

N/A

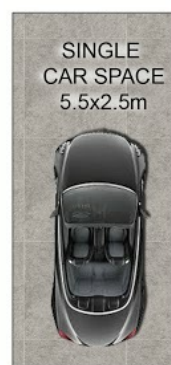


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FLOOR PLAN

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.

All enquiries must be directed to the agent, vendor or party representing this floor plan.

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