



# FOR SALE

## EXCEPTIONAL BUYING! MUST BE SOLD!!!

This luxurious apartment represents the best that contemporary inner-city executive living has to offer. Designed and built to take advantage of north-easterly river breezes and located in highly sought-after Albion, this apartment could not be more sensationally appointed or located. Currently rented for \$420 per week - this unit is perfect for the astute investor looking to gain a great investment with a long term tenancy in place.

The gourmet kitchen, boasting stone bench tops and European fixtures and appliances, seamlessly integrates with a spacious open-plan living area that extends onto an incredibly generous alfresco area, perfect for year-round entertaining. There are two generous bedrooms, with the master featuring direct access to the alfresco area and a generously sized ensuite. Workout in the gym across the road, or get some fresh air along the Riverwalk that will carry you through Teneriffe and New Farm, all the way to the CBD, Southbank and beyond - or the other direction to Hamilton, Portside Wharf and Eat Street Markets.

With the iconic Breakfast Creek Hotel and a large array of restaurants and cafes nearby, this property offers a sensational backdrop to life in the heart of Albion. This apartment represents your opportunity to buy a dream lifestyle with maintenance-free living, so do not delay!

2 BED | 2 BATH | 1 CAR

### PRICE:

Offers above 379,000

### OPEN FOR INSPECTION:

N/A



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Scale in feet. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.

14/31 Agnes Street, Albion

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.