



## FOR SALE

### INVESTMENT - HEAD LOT LEASE LOT 28 AND SUB LEASE AGREEMENT FOR RYDGES SOUTHBANK HOTEL

High net return. Investment Unit in Rental Pool

The Southbank Hotel Room Rental Pooling Scheme leased to 2031.

Perfect for your super fund investment and the unit is located in the prime location in the heart of Brisbane's Arts and Entertainment precinct adjacent to the Brisbane Convention Centre.

Restaurants, bars, cinemas, the Cultural Centre, Performing Arts Centre, GOMA, the Parklands and the river are in easy walking distance.

This sophisticated 4.5 star hotel suite is located on level D of the 'Rydges South Bank Hotel' and returned approx. \$13160 in 2018 to 2019. (after Body Corp Fees, Rates and Water).

Body Corp approx. \$43.55 p.m.

Sinking fund approx. \$157.10 p.m.

Total Estimated costs. \$2408.00 p.a.

Rent approx. \$12875.00 p.a.

Features include:

- Recently renovated throughout
  - Upgraded furnishings, mini bar and tea making facilities
  - 39sqm with its own private courtyard
  - Ducted air-conditioning
  - Direct staircase to the Convention Center
  - Immaculate presentation
  - Generous owner use terms
  - Professional on-site Management by Rydges Hotels
- The hotel features 304 stylish rooms and suites plus:
- Restaurants
  - Conference facilities
  - Bar
  - Pool, spa and sauna
  - Gymnasium
  - Business Centre
  - 24 hour Room Service dining

This investment is priced for an immediate sale. An ideal self-managed super fund investment in

1 BED | 1 BATH | 0 CAR

PRICE:  
\$210,000

OPEN FOR INSPECTION:  
N/A



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