



# FOR SALE

## ULTIMATE LOCALE, ROOMY AND STYLISH, READY TO OCCUPY IMMEDIATELY.

Scintillatingly located in 212 On Margaret, in the heart of the Brisbane CBD, on the 11th floor with pool, gym, lift access and concierge services on the ground floor lobby. A great opportunity for a Brisbane base, home or lucrative investment. Currently kept vacant for sale purposes making it ideal for owner occupiers while investors can be assured of a fast standard tenancy or join the hotel management within the popular Oaks Brisbane On Margaret Suites Hotel boasting healthy returns that are sure to keep your accountant happy.

Please see the detailed floorplan

- Contemporary and modern throughout
- Immaculately presented
- Fully furnished (inventory available upon request).
- Very roomy and over-sized 1 bedroom plan
- Open plan design with dining and lounge overlooking balcony
- Well appointed and fully equipped kitchen with stone benchtops
- Kitchen also boasts stainless fridge, gas stove, microwave and dishwasher
- Large study area
- Bathroom with bath and shower and laundry zone with washer and dryer
- Air conditioning throughout
- Secure foyer and lift access plus onsite managers, On site concierge & 24 hour security
- Cafe at entry
- Visitor car parking
- Central CBD locale only footsteps from Uni, Botanical Gardens, River Walks, cafés, shops, trains/bus/ferry
- Pool, gym and bbq area
- 70sqm floor plan. Body corporate levies: \$5,361.10 (including discounts) yearly. Rates: \$1,726.72 yearly
- Body corporate sinking fund balance \$628,763.18

1 BED | 1 BATH | 0 CAR

PRICE:

Under Contract

OPEN FOR INSPECTION:

N/A



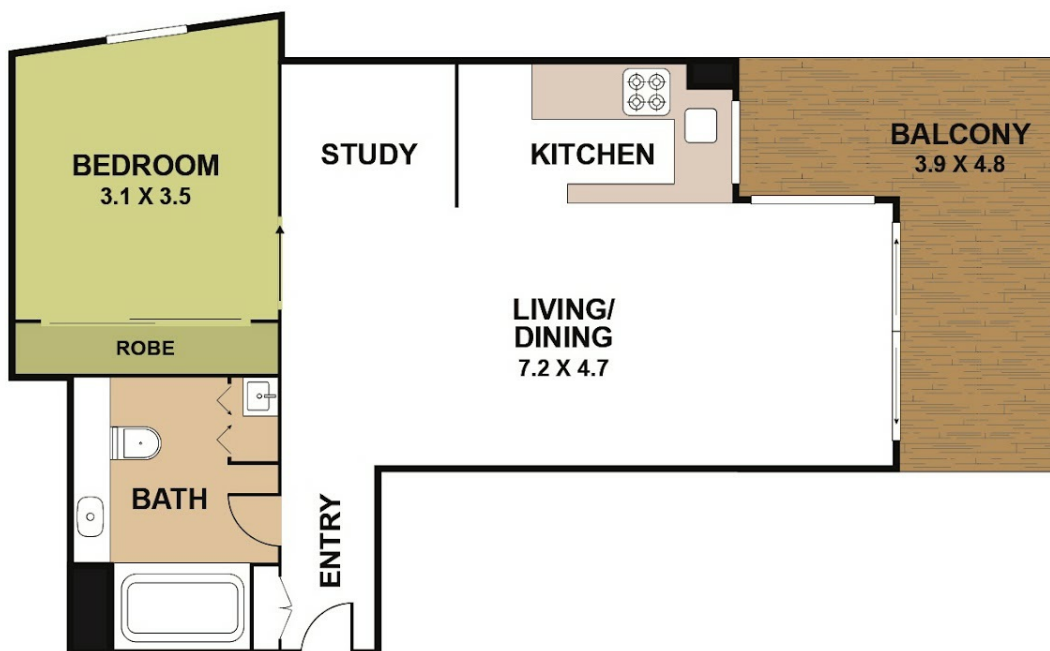
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38/212 Margaret St, Brisbane



Internal: 53.3 sqm  
External: 18 sqm  
Total Area: 71.3 sqm



Every attempt has been made to ensure the accuracy of this floor plan. Measurements of rooms and any other items are approximate. This plan is for illustrative purposes only and no responsibility is taken.

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.