

# FOR SALE

## INCREDIBLE OPPORTUNITY IN THE PRESTIGIOUS AURORA TOWER - MUST SEE!

This magnificent two-bedroom apartment, located on the 10th floor of Aurora Tower, presents a spacious layout that seamlessly connects to a large balcony, offering breath-taking views of the City, the historical Customs House and the Brisbane River. With one of the most desirable floor plans and positions in the building, this property is a must-see for owner-occupiers. Don't miss out on this exceptional opportunity to make Aurora Tower your new home!

Aurora Tower is an exclusive complex nestled in the heart of Brisbane's CBD, renowned for its limited availability. With a well-maintained building and a robust sinking fund, it remains one of the most sought-after addresses in the city. The building's reputable status is upheld by a diligent body corporate committee, many of whom reside in the tower, ensuring maintenance and management are executed to the highest standards. Regular owner meetings and social events foster a sense of community and inclusivity among residents.

The location of Aurora Tower is truly unbeatable, being only a 3-minute walk from the proposed Waterfront Precinct, a 5-minute walk from the vibrant Howard Smith Wharves Precinct, and a 15-minute walk from the world-class Queen's Wharf Precinct. These developments bring an array of unprecedented amenities to the area, promising remarkable capital growth for Aurora Tower.

Properties of this calibre seldom become available on the market - Register your interest today! Currently part of the accommodation rental pool this property is presented to the market fully furnished net income approximately \$2940/mth.

### Apartment Features:

- Two spacious bedrooms
- Two modern bathrooms
- Secure car space on the ground level
- Well-equipped kitchen with stone benches, stainless steel appliances, gas cooking, and ample cupboard space
- Floor-to-ceiling windows allowing abundant natural light
- 89sqm (internal 75sqm, external 14sqm)

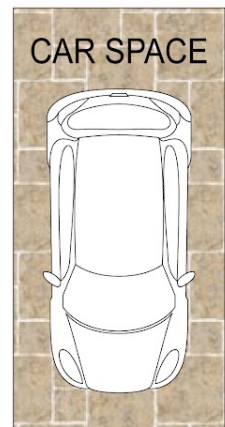
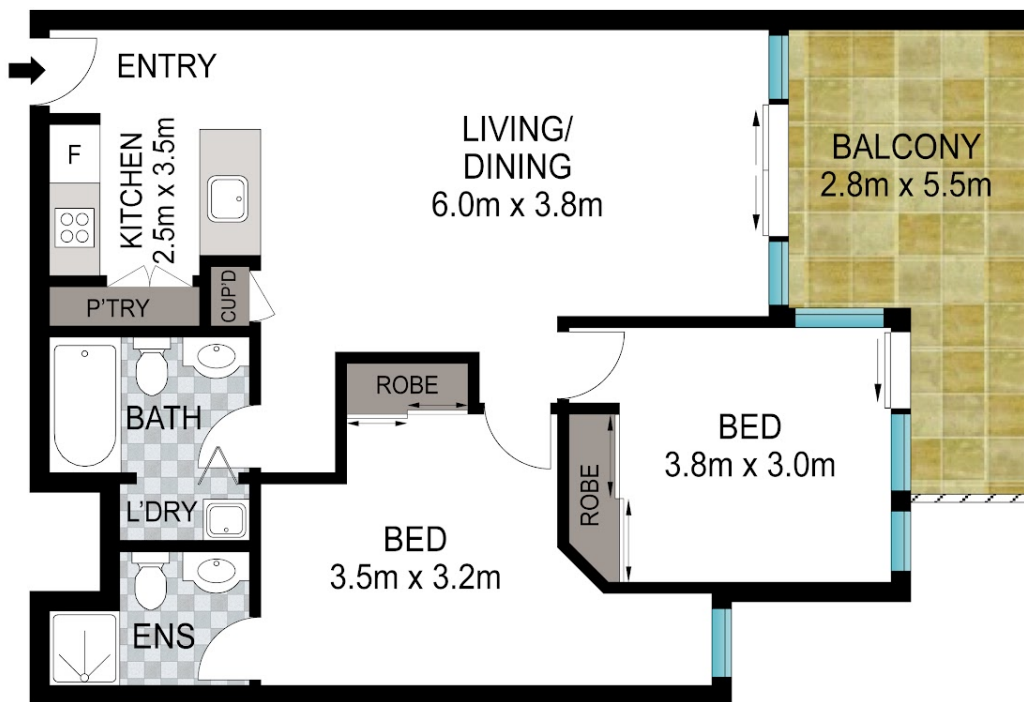
**2 BED | 2 BATH | 1 CAR**

**PRICE:**  
By Negotiation

**OPEN FOR INSPECTION:**  
N/A



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(NOT IN POSITION)



Scale in metres. 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 enquiries.

INT: 68 m<sup>2</sup>  
EXT: 25 m<sup>2</sup>



103/420 Queen Street, 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.