



## FOR SALE

### LIFESTYLE OPPORTUNITY - THREE BEDROOM THREE BATHROOM, TWO LEVEL STYLISH APARTMENT IN A BOUTIQUE COMP

Priced to Sell - URGENT  
Overseas sellers need to sell now.

Whisper quiet apartment currently tenanted on a periodic lease for \$795.00 per week.  
Purchase with tenant in place or vacant possession.  
Located in the heart of New Farm, situated opposite the iconic James Street shopping precinct.  
A few minutes walk to Palace Cinema, Gerard's Bistro and excellent coffee shops.

Lower level  
Two double bedrooms, one ensuited with walk in robe  
Additional bathroom with bath and separate laundry  
Second level  
Third double bedroom ensuited  
Spacious living and dining flowing to covered entertaining balcony  
Modern kitchen.  
Refer floor plan attached

James Street and Wandoo Street have rapidly become Brisbane's foremost retail and lifestyle precinct.

Excellent buying at this price \$730,000

Admin \$4,010.88 per annum  
Sinking Fund \$1,101.92 per annum

3 BED | 3 BATH | 0 CAR

PRICE:  
Offers over \$700,000

OPEN FOR INSPECTION:  
N/A



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