



# FOR SALE

## LOCATION LOCATION - WONT LAST LONG

You are minutes away from the largest infrastructure megaproject ever undertaken in Queensland, the Cross River Rail ready to open in 2025! And it doesn't stop there. Picture this: You wake up and within a 15-minute stroll, you're at the Brisbane Olympic Stadium, the legendary Gabba. Imagine the thrill, the convenience, the sheer exhilaration of having such an iconic landmark practically in your backyard!

Listen up, folks! This is your golden ticket, your once-in-a-lifetime opportunity to grab a slice of luxury right in the heart of Brisbane! We're talking about Sabre on Sword St - a premier, boutique building that's practically brand new, just five years young, and oozing with style and sophistication.

Step inside this masterpiece - a 2-bedroom, 2-bathroom gem that radiates luxury and modern living. The spacious, light-filled living area with stunning timber flooring isn't just elegant; it's a statement. The gourmet kitchen, decked out with a gas stove and stone top bench, is a culinary battlefield where you conquer every meal. Split system air conditioning ensures you're living in comfort, no matter what.

Now, let's talk about the master suite - your private sanctuary, your fortress of solitude, complete with a walk-in robe and a chic ensuite. Both bathrooms? Impeccably designed with modern finishes that scream sophistication. And the crown jewel? A massive balcony! It's your own private stage, perfect for entertaining or just soaking up the electrifying city vibes.

And here's the kicker - this building is not just beautiful; it's a fortress. Top-notch security from the front gate to your front door and elevators ensures your peace of mind. This is more than a home; it's a statement, a lifestyle, an investment in your future!

Location? Unbeatable! South City Square is your playground, packed with a cinema, Woolies, restaurants, bottle shops, and more. Club Lime is a 10-minute walk away, and the local council public pool is just a 15-minute stroll. The bustling CBD? A quick 10-minute drive. Need public transport? The nearest bus stop is around the corner, providing direct routes to the city, Southbank, and Westfield shopping centre.

So, are you ready to make a move? Don't miss out on the chance to own this spectacular apartment. Contact Mario at 0421 236 859 or [mario.e@atrealty.com.au](mailto:mario.e@atrealty.com.au) now to arrange a viewing

2 BED | 2 BATH | 1 CAR

### PRICE:

Under Contract By Mario Economou

### OPEN FOR INSPECTION:

N/A



**Mario Economou**

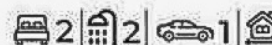
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10/33 Sword Street, Woolloongabba



Internal: 67m<sup>2</sup>  
External: 13m<sup>2</sup>  
Total: 80m<sup>2</sup>

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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.