

## FOR SALE

### ELEVATED POSITION WITH ICONIC BOTANIC GARDEN VIEWS

**INSPECT SATURDAY - MEET AT ENTRANCE 12.45PM SHARP!**

Positioned on the 7th floor of the tightly held Quay West complex, this residence captures sweeping, never-to-be-built-out views across the City Botanic Gardens, Kangaroo Point Cliffs and beyond. With its generous proportions, natural light and effortless indoor-outdoor flow, it offers a relaxed CBD lifestyle with a front-row seat to one of Brisbane's most scenic outlooks.

Currently leased until December 2026, this is a quality investment in a blue-chip CBD position, with enduring fundamentals and long-term upside.

The open-plan living and bedroom both extend to a full-width balcony, creating a seamless connection to the outdoors while maximising natural light and river breezes. Fully furnished and self-contained, the apartment offers a ready-made investment with long-term flexibility and strong appeal for future owner-occupiers.

#### Highlights

- Elevated 7th floor position with panoramic, protected views
- Spacious 74m<sup>2</sup> layout — comparable to many two-bedroom CBD apartments
- Full-width covered balcony for entertaining or unwinding
- Light-filled living and king-sized bedroom, both with balcony access
- Well-kept kitchen with granite benchtops
- Bathroom with marble finishes, separate bath and shower
- Separate laundry and hallway linen storage
- Air-conditioned throughout
- Large car space 18m<sup>2</sup> with room for additional storage

#### A Lifestyle That Sets It Apart

Directly opposite the City Botanic Gardens and Brisbane River, this address offers a rare balance of city convenience and green space. Walking paths, cycling tracks and open parkland sit just across the road — a unique lifestyle advantage in the CBD.

Moments from Queen's Wharf Brisbane, the Kangaroo Point pedestrian bridge and South Bank Parklands, with effortless access to the city's key destinations. Walk to Queen Street Mall, QUT,

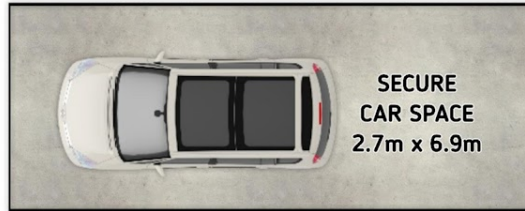
1 BED | 1 BATH | 1 CAR

PRICE:  
\$920,000

OPEN FOR INSPECTION:  
N/A



**Sue Buchanan**  
**0409745480**  
suebuchanan@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



**Unit 702/132 Alice Street, Brisbane City QLD 4000**

Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.  
PLAN BY SOLDPHOTOGRAPHY.COM.AU

UNIT: 74m2  
CAR SPACE: 18m2  
TOTAL: 92m2

**Sue Buchanan** | @realty  
PROPERTIES

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.