

**1309/70 Mary St, Brisbane City, QLD, 4000**



**Apartment For Sale**

Saturday, 16 November 2024

1309/70 Mary St, Brisbane City, QLD, 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**

## Live or invest just outside the Cross River Rail in the heart of the CBD

Live in the heart of the CBD for all the conveniences and just outside the soon to be completed Cross River Rail Station.  
Or Invest here where there is literally no more land to build and rental returns are high.

1309/70 Mary Street is at the heart of Brisbane's Central and Financial District .

The apartment has 1 bed, 1 bath ( with an actual bath) plus study and an internal laundry .Total area 53m2.  
Included in the sale are the furniture and finishings ( fully furnished).

Set in a hotel environment with Mantra hotels manning the reception, providing additional security and luxury at the lobby ground level.

### Apartment Features:

- \* 1 bed, 1 bath , study, kitchen and internal laundry
- \* Tiles in living area
- \* Carpets in bedroom
- \* Fully furnished
- \* Popular North aspect at the living area
- \* Bedroom has the desired North East aspect
- \* Study / office, with door for privacy, is positioned close to the entrance of the apartment
- \* the bath has shower and an actual bath)
- \* the kitchen has gas stove, oven and dishwasher
- \* ducted airconditioning
- \* intercom unit to facilitate visitors' call

### Furnitures and appliances included in the sale :

lounge sofa , television stand, coffee tables, table and chair set at dining area, double bed , bedside tables , curtains, wall art paintings.

television set, refrigerator, microwave oven, clothes dry, washing machine, dishwasher

### External features:

- \* Lap pool, gymnasium, BBQ and leisure areas, visitors parking

### Body corporate , rates and rents:

Body corporate fees : \$6,756 a year ( \$1,689 per quarter or \$130 a week)

Sinking fund balance : \$2,064,766 as at 4/11/24

Brisbane City Council rates: \$2,032 a year

Rent returns : would be 6%+ p.a

Currently tenanted at \$465 a week, expiring 24/11/24

Rent appraisal : \$596 a week

### Distance score:

- \* Just outside the soon to be completed Cross River Rail Station
- \* short walk to : Queensland University of Technology; Botanic Gardens
- \* the exciting new Queens Wharf with the Star Grand Hotel, Star Casino, Dorsett Hotel, Queen's Wharf Residences
- \* Brisbane River Loop and Riverline- river walk and bicycle track \*Central Train Station; City Bus way
- \* shops, supermarket and all conveniences