

**3501/21 Mary St, Brisbane City, QLD, 4000**



**Apartment For Sale**

Saturday, 11 January 2025

3501/21 Mary St, Brisbane City, QLD, 4000

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 180 m2**

**Type: Apartment**



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## Spectacular Sub-Penthouse Residence in Ideal Location with Panoramic Views

Situated in the highly coveted Metro 21, this exceptional listing offers a rare opportunity to secure an exclusive sub-penthouse residence boasting only two residences per floor, in the heart of Brisbane City. Mary Street is rapidly emerging as Brisbane's premier address, bolstered by the forthcoming Albert Street train station, the revitalised Albert Street precinct, the Dexus Waterfront, and the Brisbane City Council's Mary Street Vision. Only 20m away from the recently opened Queen's Wharf Precinct, offering the ultimate in luxury entertainment, dining and shopping - the best of the city is right at your doorstep.

An expansive 180m<sup>2</sup> floorplan is ready to be enjoyed, entering the apartment through a large foyer to the open plan kitchen, living and dining area. Sliding glass doors envelop the space and provide an abundance of natural light. A separate dedicated family room extends the space and adds plenty of functionality for the entertainer. The largest of the three balconies is spread across the living areas and offers panoramic views of Brisbane City, Queens Wharf, the Botanic Gardens and Brisbane River. The gourmet kitchen offers an abundance of storage and quality appliances.

The master retreat provides an oasis away from it all, with an oversized layout, luxe ensuite with spa bath and direct access to an additional balcony with sweeping views and capturing fantastic breezes. The second bedroom is also spacious, with a private ensuite and balcony providing an ideal teenager's or guests retreat. The third bedroom is well sized and boasts access to the additional balcony, BIR and enjoys access to the large contemporary ensuite with high-end finishes.

This is the ultimate opportunity for those seeking a chic inner-city pad, the entertainer or the savvy investor alike. Metro 21 offers resort style facilities with a large pool, gym, sauna BBQ and entertainment area and a luxe lobby entrance.

- Expansive open plan living and dining areas with panoramic river & city views
- Three well-sized balconies, all boasting exceptional views
- Modern kitchen with quality appliances
- Three oversized bedrooms - two with private and chic ensuites
- Three contemporary bathrooms
- Ducted air con throughout the apartment
- Two exclusive use side by side secure car parks
- 180sqm of living on Level 35
- Rental potential of \$1,600 - \$1,650 unfurnished or \$1,800 - \$1,850 per week as a quality fully furnished property
- Luxurious sub-penthouse residence

This stunning apartment is not only replete with modern comforts but also offers easy access to Brisbane City's vibrant lifestyle offerings at your doorstep!

Walking distance to the new Albert Street Station, which will provide rail services to the southern end of the CBD for the first time, opening up opportunities for employment, business, education, and entertainment. It will be the first new inner-city train station in 120 years with over 67,000 passengers projected every day.

Also only a stone's throw to The Queen's Wharf Brisbane precinct, which is a unique and vibrant new world city development featuring a boutique underground shopping centre, first-class casino, new public recreational facilities, pedestrian bridge to South Bank and river boardwalks.

Minutes is all it takes to walk to the Eagle Street Pier and Waterfront Precinct development that will integrate notable riverside spots to create vibrant public spaces, shopping, and dining.

Also incredibly close to the Howard Smith Wharves - this property offers an array of dining options, bars, and green spaces.

For information regarding the Brisbane Inner City property market please go to <https://raywhiteiba.com.au/news>.

If you require FIRB please advise the agent in writing and visit <https://firb.gov.au/> to ensure that you are in a position to buy.

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