

**4007/70 Mary Street, Brisbane City, QLD, 4000**



**Apartment For Sale**

Saturday, 11 January 2025

4007/70 Mary Street, Brisbane City, QLD, 4000

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 135 m2**

**Type: Apartment**



Dely Drakostamatis  
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## Stunning 3 Bedroom Apartment in The Heart of Brisbane City on Level 40

DELY DRAKO PROUDLY PRESENTS : 4007/70 Mary Street, Brisbane City

Located on level forty at 70 Mary Street, this unfurnished, recently renovated three bedroom apartment is only 2 blocks from Queen Street Mall and the soon to be opened Queens Wharf complex is just 300m up the road. It is also conveniently adjacent to the new Cross River Rail Albert Street Station.

Features:

- Generous, light filled bedrooms
- Designer kitchen with stone benches and refrigerator
- Renovated main bathroom
- Laminated timber flooring and carpeted bedrooms
- Ceiling fans, curtains and ducted air-conditioning
- Private outdoor area with astro-turf
- Separate laundry
- Linen cupboard
- Secure complex with intercom and lift
- One car park and secure storage cage.

The open-plan area flows directly to the balcony overlooking Brisbane's best landmarks with wide angled views. The warm timber flooring, neutral colorings, feature lights and ducted air-conditioning set the tone for relaxed city living.

The balcony from the lounge room is perfect for all weather relaxing or dining thanks to the sunshade blinds to keep the weather and wind out.

A second smaller balcony is accessed from bedroom 3.

The Kitchen has recently been renovated with fresh white drawers and stone benches are the perfect place to entertain friends or just an intimate dinner for two. The fridge is included along with an induction cooktop, dishwasher and extraction range hood and deep sink.

The master bedroom (currently used as a home office) features laminated timber flooring, ceiling fan, mirrored built-in wardrobes, curtains, ensuite and views over 2 reaches of the Brisbane River.

Two additional bedrooms feature ceiling fans, carpeted flooring, curtains, and built-in mirrored wardrobes.

Separate Laundry Internally located, the laundry has a laundry tub and 2 cupboards.

- Council Rates approx : \$500 p.q | Water approx : \$200 p.q + usage | Body Corp Levy: \$2,000 p.q approx
- Current market rental appraisal \$1,080 - \$1,100 per week

#### Nearby Destinations:

- The City Botanic Gardens
- Queen Street Shopping Mall
- Eagle Street Pier
- Cross River Rail Albert St.
- Queens Wharf & New Star Casino
- The Museum of Brisbane
- Cafes, restaurants
- Boutique retailers
- Queensland University of Technology

Situated in the bustling Brisbane City, this property is surrounded by an array of dining, shopping, and entertainment options. Whether you're looking to indulge in a culinary adventure, explore the vibrant nightlife, or simply enjoy a leisurely stroll along the Brisbane River, everything is right at your doorstep.

In-Room Auction if not sold prior

Location: Ray White West End (5/156 Boundary Street, West End)

Thursday 6th February 2025 at 11am

#### Disclaimer

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.

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