

**406/301 Ann Street, Brisbane City, QLD, 4000**

Place. 

## **Apartment For Sale**

Saturday, 11 January 2025

406/301 Ann Street, Brisbane City, QLD, 4000

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**

## Charming CBD Apartment in Heritage Landmark

Discover this charming apartment in the exclusive, heritage-listed 'Rothbury on Ann' building, nestled in the heart of Brisbane's CBD. Perfect for those seeking a convenient city lifestyle, a cozy CBD retreat, or an investment holding, this property meets all your needs.

For investors, this apartment offers versatile options, including long-term tenancy or short-term accommodation with onsite management, giving you the flexibility to enjoy your apartment whenever you desire. For owner-occupiers, the apartment is vacant, fully furnished and ready for immediate occupancy.

### Apartment Features:

- Fully furnished and self-contained
- Located on level 4
- Picturesque casement windows with double glazing
- High ceilings adorned with ornate cornices and downlights
- Ducted air conditioning throughout
- Kitchen with storage, cooktop, microwave and fridge
- Spacious bedroom with double built-in robes and wall-mounted TV
- Elegant marble bathroom/ensuite with washer and dryer combination

The Rothbury on Ann boasts a stylish heritage design with an impressive marble foyer and grand staircase, echoing the elegance of Brisbane's yesteryears. Residents and guests also enjoy a rooftop deck.

Ideally located just a short stroll from Central Railway Station, Wickham Terrace, and Woolworths Metro, as well as a variety of restaurants, cafes, shops, bars, and nightlife. The Queen Street Mall, Howard Smith Wharves, Casino, Botanic Gardens, CityCat, and all the city's conveniences are within easy walking distance.

Don't miss out on this iconic investment opportunity! Contact Alex Burchill on 0439 621 509 to enquire or inspect.

### Disclaimer

This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes.

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