

33/189 Leichhardt St, Spring Hill, QLD, 4000



Unit For Sale

Monday, 28 October 2024

33/189 Leichhardt St, Spring Hill, QLD, 4000

Bedrooms: 1

Bathrooms: 1

Type: Unit



Tony King
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EASY LIFESTYLE CENTRALLY LOCATED STUDIO WITH POOL & GYM

Welcome to 33/189 Leichhardt Street, Spring Hill, an ideal opportunity for those seeking low-maintenance, inner-city living in the heart of Brisbane. Located in The Ridge Apartment Hotel, this spacious studio apartment offers everything at your fingertips, from public transport and dining to shopping and universities. Situated on the fourth floor of a well-established complex built in 1960, this residence is one of 90 apartments across nine levels.

As you enter, you're welcomed by an abundance of natural light, thanks to the apartment's north-west orientation. The open-plan design allows plenty of space for a large bed, couch, and dining area, while air conditioning ensures comfort year-round. The kitchenette offers essential conveniences for easy meal preparation.

The bathroom is generously sized, featuring a shower, built-in robe, toilet, and room to install a washing machine or dryer if desired. The complex also provides a communal laundry for added convenience.

For relaxation and recreation, residents have access to a large pool area complete with BBQ facilities and an outdoor shower. There is a well-equipped gym and a social area with ample seating and a billiard table, perfect for entertaining or unwinding.

With three lifts servicing the building, easy access is guaranteed. The unbeatable location means you can leave the car behind, as everything from hospitals and schools to cafes and public transport options are within walking distance.

This property presents an exceptional investment opportunity with its high demand and strong rental appeal. Boasting a lucrative rental yield, it offers consistent returns, making it ideal for both seasoned investors and first-time buyers looking to expand their portfolio. Its prime location, combined with modern amenities, ensures a steady stream of potential tenants, maximizing your return on investment.

LOCATION:

Approx. 8km to Brisbane Airport
Approx. 500m to Queen Street Mall
Approx. 900m to Brunswick Street Mall
Approx. 500m to Roma Street Parklands
Approx. 1.2km to City Botanical Gardens
Approx. 1.3km to Southbank Parklands
Approx. 1.5km to Suncorp Stadium
Approx. 1.5km to QUT Gardens Point Campus
Approx. 700m to Brisbane Transit Centre
Approx. 2.7km to The Royal Brisbane & Womens Hospital

Body Corporate Approximate \$1,921.94 per quarter

Brisbane City Council Rates Approximate \$ per quarter

Be sure to reach out to Tony King today on 0416 847 686 to discover more about this fantastic opportunity and how it can work for you.

Information contained on any marketing material, website or other portal should not be relied upon and you should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property.