



4704/8 Margaret Street, Brisbane City

Diamond-Level Luxury with Protected River Views, Two Car Parks & Flexible Owner Occupier Opportunity

Positioned on the exclusive Diamond Level (Level 47) within Brisbane's iconic Skytower, this exceptional residence presents a rare opportunity to secure one of the CBD's most sought-after apartments. Combining breathtaking panoramic views, premium resident amenities, and a flexible ownership opportunity, this property is equally appealing to both investors and future owner-occupiers.

Currently returning \$1,200 per week with an established tenant on a periodic lease, purchasers can enjoy immediate rental income from settlement. Alternatively, owner-occupiers have the flexibility to provide the appropriate notice and move into the property in the future, making this an ideal purchase for those seeking both investment security and lifestyle options.

A landmark development in Brisbane's CBD, Queens Wharf is a vibrant \$3.6 billion luxury precinct offering high-end retail, world-class dining, entertainment, and resort-style living. Residents enjoy direct

2 2 2

FOR SALE

For Sale

VIEW

By Appointment

AGENTS

Victor Lai
0450 836 288
victorlai@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



access to The Star precinct, premium restaurants, luxury shopping, and Brisbane's most exciting lifestyle destinations.

Located directly above the Star Terrace and opposite QPAC and the Brisbane Wheel, this apartment captures spectacular, uninterrupted views across the Brisbane River, South Bank Parklands, North Quay, the city skyline, multiple iconic bridges, and mountain ranges beyond. Best of all, these views are permanently protected and cannot be built out.

This is also one of Brisbane's premier locations to enjoy Riverfire and New Year's Eve celebrations from the comfort of your own living room.

Property Features:

- Exclusive Diamond Level position on Level 47
- Two spacious bedrooms with built-in wardrobes and ceiling fans
- Separate study room, ideal for working from home
- Main bathroom plus private ensuite
- Two secure car parks on separate levels, a highly sought-after feature rarely available in the CBD
- Glass bifold doors allowing flexible living and dining configurations
- Ducted air-conditioning throughout
- Built-in fridge and freezer
- Weather Sense window opening system providing natural ventilation while maintaining comfort and insulation
- Premium European kitchen appliances
- Floor-to-ceiling glazing maximising natural light and panoramic views
- Currently leased at \$1,200 per week on a periodic tenancy

Exclusive Resident Amenities:

- Infinity pool, spa and sun deck
- Fully equipped gymnasium and sauna
- Private cinema
- Residents' lounge and private dining facilities
- Co-working spaces and meeting rooms
- 24-hour concierge and secure building access

Outstanding Location

Education:

- Walking distance to Brisbane State High School
- Close to Queensland Academy for Science, Mathematics and Technology
- Easy access to Brisbane Grammar School, Brisbane Girls Grammar School and Somerville House

Transport:

- Approximately 5 minutes' walk to South Brisbane Station
- Easy access to CityCat services
- Direct connectivity to South Bank and Brisbane CBD
- Convenient access to major road networks and tunnels

Lifestyle:

- Queens Wharf entertainment and dining precinct
- South Bank Parklands and cultural precinct
- QPAC, museums and galleries
- Eagle Street dining precinct
- Brisbane River walkways and City Botanic Gardens

Whether you are looking for a premium investment with immediate rental income or a future city residence in one of Brisbane's most prestigious buildings, this apartment delivers an exceptional combination of luxury, flexibility, and location.

Private inspections only.

Please contact Victor Lai directly to arrange your exclusive viewing and discover why this is one of the finest opportunities currently available in Brisbane City.

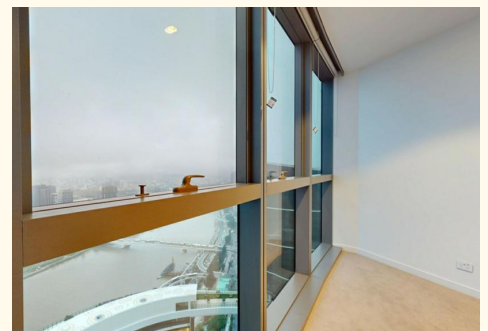
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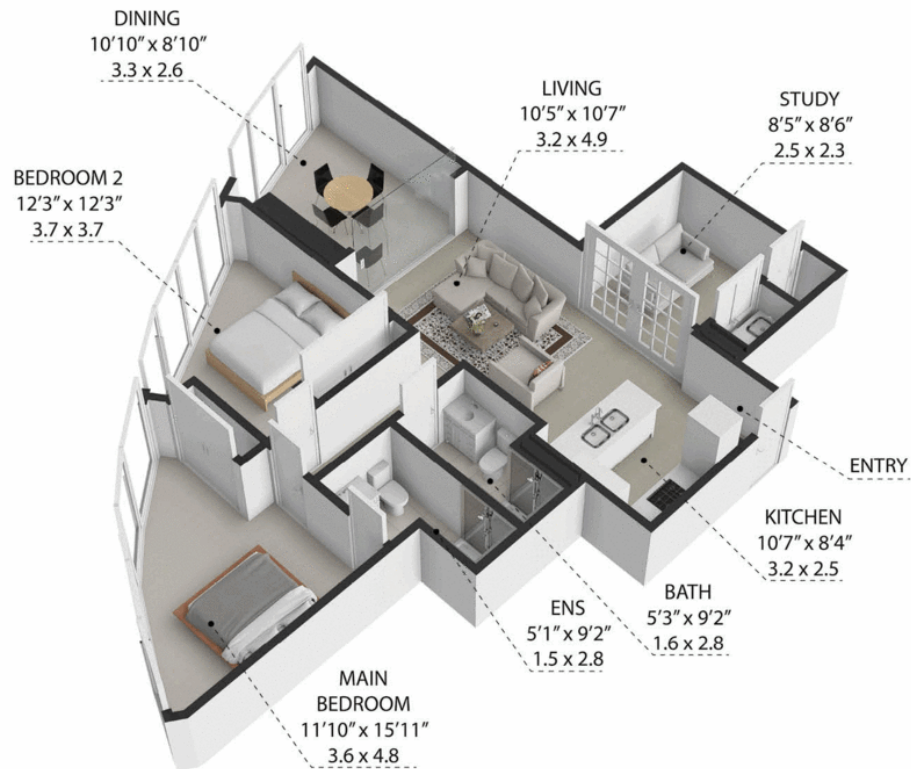
MORE DETAILS

Property ID B4XNF4R
Property Type Apartment

Victor Lai 0450 836 288
Business Development Manager | victorlai@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





Unit 4704/8 Margaret Street, **BRISBANE CITY**

2 2 2 79m²



All dimensions are approximate: they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.