



907/108 Albert Street, Brisbane City

SOLD BY ALEX FAN

The ultimate 'walk-everywhere' cosmopolitan lifestyle awaits the lucky new owners or future tenants of this bright and breezy open-plan modern apartment in the very heart of Brisbane city.

Highlights:

- Landmark location (former Festival Centre) with 2 on-site pools, gym, sauna, spa, BBQ area
- Walk to Queen's Wharf, the Mall, Albert St Cross River Rail station, Botanic Gardens, QUT
- Tiled kitchen with gas cooker, dishwasher + carpeted living/dining opening onto a balcony
- 2 carpeted beds with BIRs, larger master with ensuite, second full bathroom + laundry area
- Exclusive lift use (ground to Level 14), secure single car space + 16m² (approx.) storage room

Whether you move in yourself or rent out, this beauty's location will be a huge drawcard because, while the apartment comes with a single car space, you'll rarely need wheels when everything is within arm's reach from supermarkets to boutique fashion shopping, high-end dining, cultural institutions over the river at Southbank, open nature spaces and public transport!

Light-filled thanks to big windows and the glass sliders connecting the

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FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Partners
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

carpeted living/dining area with a covered alfresco balcony, perfect for hosting date night against a city light's backdrop, this is a larger than most 2-bed apartment that boasts one of the best layouts in this popular building.

Tiled for easy cleaning, the spacious kitchen sits beside the living/dining hub and is stylishly appointed with stainless mod cons, including dishwasher, gas cooker, rangehood and oven, a 2-door pantry, reflective splashbacks and stone benchtops. Off to one side behind bi-folds is a discreet laundry area with a trough and dryer-over-washer set-up.

The bedrooms flank the main living hub, both carpeted with BIRs and enjoying the ducted heating/cooling that keeps this whole place comfortable year-round. The master is a good bit larger, incorporating an ensuite with a shower. The other bathroom is full height tiled, its shower enclosed in frameless glass.

Along with the 5-star location, the other big attractions here are the leisure amenities that residents gain access to - including a pair of pools, stress-busting sauna and spa, and an alfresco BBQ area to host larger gatherings - and the storeroom connected to the underground car space. Storage is always at a premium in apartments, so this extra space (a tad over 16m²), will be heaven sent if you have hobby gear like a bike you want to keep safe but out of sight!

Inner-city life doesn't get better than this.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 74 512 885 661 / 21 107 068 020

MORE DETAILS

| | |
|---------------|--|
| Property ID | B3HBF4R |
| Property Type | Apartment |
| Land Area | 87 m ² |
| Including | Ensuite Ducted Cooling Ducted Heating Intercom Pool Spa Balcony Gym Dishwasher Built-in-Robes Secure Parking |

Alex Fan 0451 106 888

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Scale in meters. Indicative only. Dimensions are approximate.
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