

## South Brisbane, 11106/1 Cordelia Street

### Luxury City Living!

Truly an incomparable location, this lifestyle-focused one-bedroom apartment with a bonus multipurpose room will be a phenomenal investment into your future! In the modern Brisbane One apartments, residents have access to an unbelievable list of amenities. An enrichment-filled lifestyle is at your fingertips in this prime South Brisbane position.

- Fantastic one-bed open plan apartment in exclusive Brisbane One complex
- Metres to everything South Brisbane has to offer, including GOMA, QPAC, and an immeasurable number of restaurants!
- Complex fitted out with 3 pools, private cinema room, gym, spas, saunas, lounges, and so much more
- Low maintenance living in upscale city-fringe position - perfect for professionals or investors ready to lock in before the Olympics
- Bonus study room, secure parking space, intercom access, and ducted cooling!



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B36XF4R](http://ljhooker.com.au/B36XF4R)

**Contact**  
**Kevin Ahn**  
0400 098 188  
kevinahn@ljhsbh.com.au  
**Sienna Kim**  
0477 735 068  
siennakim@ljhpp.com.au



**Disclaimer:** 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 Property Partners**  
**07 3344 0288**

Let's start with the phenomenal location. The Brisbane One complex sits within the renowned Brisbane State High School catchment, and is surrounded by restaurants, lifestyle amenities, and just a hop, skip and jump away from the city offices.

- 400 m to State Library of Queensland
- 400 m to Brisbane Convention & Exhibition Centre
- 550 m to GOMA
- 600 m to Cultural Centre bus interchange
- 600 m to South Brisbane train station
- 600 m to QPAC
- 750 m to Brisbane State High School
- 950 m to Southbank Parklands
- 1.2 km to Brisbane CBD

The complex offers an incredible list of amenities, including multiple swimming and plunge pools, secure parking with bonus bike racks, rooftop barbecue facilities, gardens, resident lounges, gym, Level F foyer, reception services, intercom, and a convenience store on the ground floor perfect for late night supplies - what more could you need?

Located on Level 11, Tower 1 with three elevators servicing this building, this sleek and stylish apartment is perfect for professionals wanting an ultra-low maintenance lifestyle with unbeatable accessibility. With everything you need at your fingertips in this exclusive complex, your one-bedroom haven will be the perfect space to simply come home and unwind.

Stepping inside, beautiful timber-tone floors span the residence, with ambient LED downlights and a central air system to keep you comfortable year-round.

To the right, a pendant light illuminates the contemporary kitchen from above the dining bar, with marble benchtops, a stainless-steel dual sink, and speedy dishwasher encased in timber-look cabinetry. Along the back wall, the refrigerator nook, oven and gas stovetop set you up for stress-free meal prep.

An abundance of natural light spills in through floor-to-ceiling glass sliding doors, which open for effortless indoor-outdoor entertaining on the large balcony - cheers to the good life!

The bedroom is fitted with built-in wardrobes, sliding doors for further balcony access, and a ceiling fan above.

A modern bathroom with large glass-door shower and built in laundry services the apartment with ease. What's more, this nifty floorplan is completed by an additional multipurpose room, perfect as a home office or rumpus space.

With so much on offer in this well-serviced apartment, body corporate fees sit at approximately \$1,400 per quarter, with \$709,547.25 in the sinking fund.

Truly an unbeatable opportunity, you'll need to see this stunner to believe it! Call Team Kevin Ahn today to book in your inspection.



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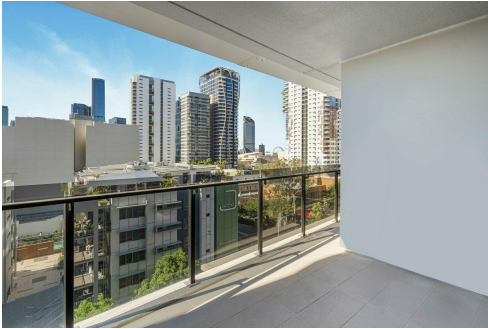
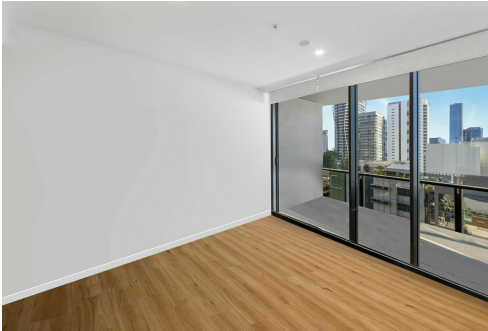
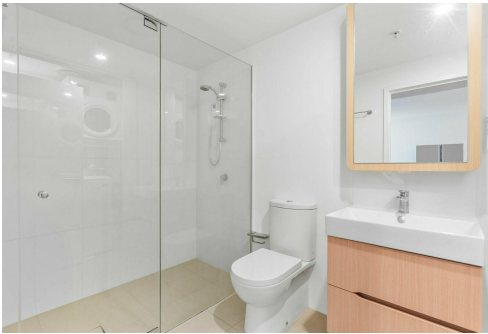
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## More About this Property

Property ID	B36XF4R
Property Type	Apartment
Land Area	58 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (1) Intercom Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

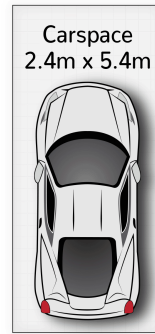
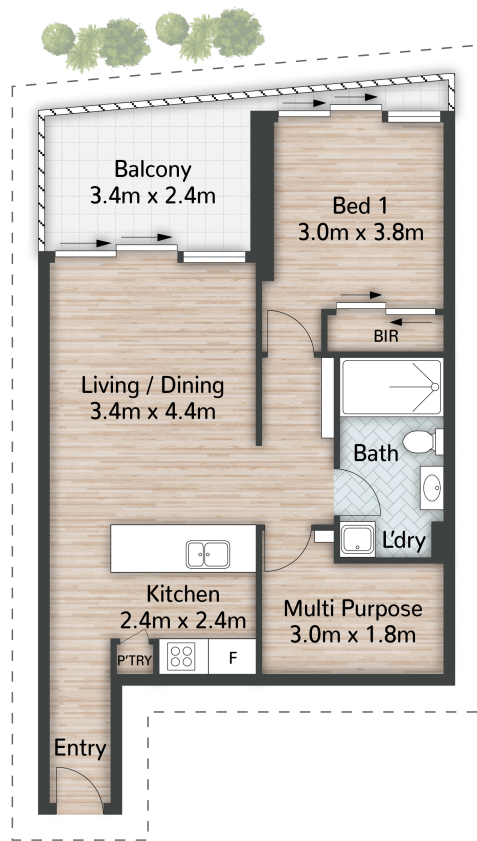
**Kevin Ahn 0400 098 188**  
Agent/Independent Contractor | kevinahn@ljhsbh.com.au  
**Sienna Kim 0477 735 068**  
Agent with Kevin Ahn | siennakim@ljhpp.com.au

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



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(Not In Position)



1 Cordelia Street **SOUTH BRISBANE**

Bed 1 | Bath 1 | Car 1 | House 70m<sup>2</sup> | 62m<sup>2</sup>

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



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