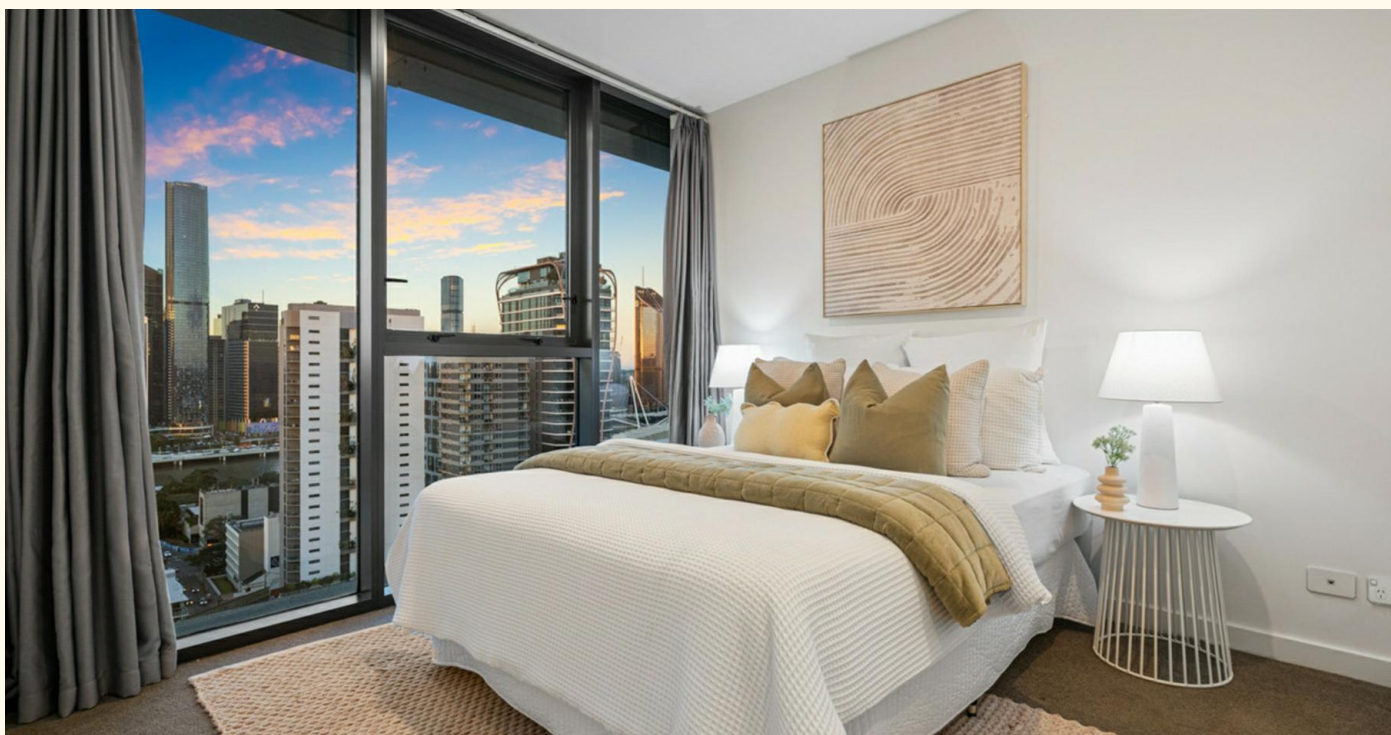




12806/1 Cordelia Street, South Brisbane

## A Front Row Seat to Brisbane's Best Lifestyle

Imagine waking up above the heart of Brisbane, stepping onto your private balcony to take in sweeping city skyline and river views, then spending your weekends relaxing by a resort-style pool or exploring some of the city's best dining, entertainment and cultural attractions. Positioned high within the prestigious Brisbane One development, this exceptional apartment delivers the ultimate blend of lifestyle, location and luxury.

### Top 5 Features at a Glance:

1. Spectacular city skyline and river views from a generous entertainer's balcony.
2. Resort-style facilities including pools, gym, sauna, cinema and BBQ areas.
3. Prime South Brisbane location moments from the city, schools and universities.
4. Excellent public transport with multiple bus services within walking distance.
5. Within the West End State School and Brisbane State High School catchments.

You'll love the apartment's light-filled design and seamless indoor-

2 2 1

### FOR SALE

Cityview - \$1.05M - View by appointment

### VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

### AGENTS

Ana Wang  
0426 667 789  
anawang@ljhsbh.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.



outdoor connection. An open-plan living and dining area flows effortlessly onto the oversized balcony, creating the perfect space to relax, entertain, and soak in the stunning Brisbane skyline. Floor-to-ceiling glazing maximises natural light while framing the spectacular urban outlook.

At the heart of the home, the contemporary kitchen combines style and functionality. Featuring stone benchtops, quality appliances, a gas cooktop and excellent storage, it has been thoughtfully designed for everyday living while maintaining a sleek, modern aesthetic. The adjoining living space creates a welcoming environment for both entertaining and quiet evenings at home.

Accommodation comprises two well-proportioned bedrooms, including a spacious master suite complete with private ensuite. Both bedrooms are serviced by modern bathrooms featuring floor-to-ceiling tiling, frameless glass showers and contemporary finishes. Air-conditioning, ceiling fans and an internal laundry cupboard further enhance comfort and convenience.

Beyond the apartment itself lies one of Brisbane One's greatest attractions - an impressive collection of resident-exclusive amenities that create a true resort-style lifestyle. Relax beside the stunning podium swimming pool surrounded by lush tropical landscaping, host family and friends in the beautifully designed indoor BBQ and entertaining areas, or enjoy access to a fully equipped gymnasium, sauna, steam room and private cinema. Residents also benefit from rooftop sky retreats, landscaped communal gardens, dedicated entertaining spaces and children's play areas, all designed to elevate everyday living well beyond the ordinary.

Positioned in the centre of Brisbane's thriving inner-city precinct, you're surrounded by some of the city's most desirable lifestyle destinations. Enjoy morning walks through South Bank Parklands, long lunches along Fish Lane, world-class entertainment at the Cultural Centre and effortless access to Queen's Wharf, the Brisbane CBD and the city's growing business districts. Universities, schools, hospitals and transport are all within easy reach, making this an exceptional choice for owner-occupiers and investors alike.

Nearby amenities include:

- ? 2 minutes to Brisbane State High School
- ? 5 minutes to Brisbane CBD
- ? 5 minutes to The Barracks Shopping Centre
- ? 7 minutes to Somerville House
- ? 10 minutes to The University of Queensland
- ? 10 minutes to QUT
- ? 4 minutes' walk to bus routes 192, 196, 199 and N199
- ? 5 minutes' walk to route 198
- ? Within West End State School and Brisbane State High School catchments

Secure your place in one of South Brisbane's most desirable addresses and experience a lifestyle that's truly above it all. Contact Ana Wang today for further information or to arrange your inspection.

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The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property

Partners  
ABN 60 625 175 849 / 21 107 068 020

## MORE DETAILS

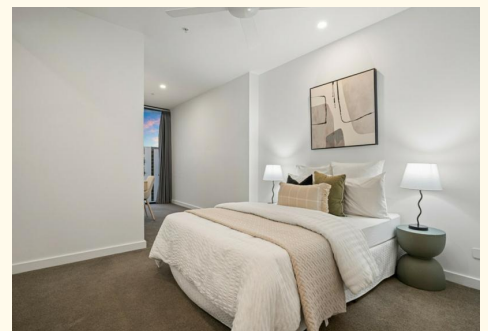
|               |                  |
|---------------|------------------|
| Property ID   | B4X1F4R          |
| Property Type | Apartment        |
| Land Area     | 92 m2            |
| Including     | Air Conditioning |
|               | Toilets (2)      |
|               | Intercom         |
|               | Pool             |
|               | Spa              |
|               | Balcony          |
|               | Dishwasher       |
|               | Built-in-Robes   |
|               | Secure Parking   |

**Ana Wang 0426 667 789**

Agent with Zora Liu | [anawang@ljhsbh.com.au](mailto:anawang@ljhsbh.com.au)

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2 2 1 85sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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