



## South Brisbane, 20601/1 Cordelia Street

### WHEN LUXURY MEETS CONVENIENCE

Outgoings:

Body Corp Fees: \$1,182.04 / qtr

Sinking Fund Balance: \$329,356.41

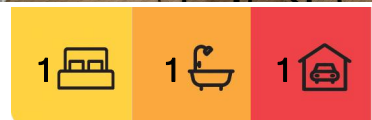
20601/1 Cordelia Street, Brisbane One Apartments is a rare opportunity to secure a residence in a desirable, inner-city precinct. Located on Level 6 of Tower 2 (direct access to floor via lift), this quality modern one-bedroom apartment delivers convenience and premium resort-style living, right in the heart of South Brisbane. From the units spacious, practical layout to its quality finishes, it is the ideal home for professionals, first-home buyers, or savvy investors alike.

The galley style, eat in kitchen offers granite benchtops, gas cooktop, dishwasher, fridge, and ample storage with the internal laundry conveniently hidden in its own cupboard, complete with a washing machine and dryer. With entertaining in mind, the living areas are



**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.



**For Sale**  
INVITING OFFERS

**View**  
Sat 14th Jun @ 9:00AM - 9:30AM

**Contact**  
**Nick Morrison**  
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**Jane Elvin**  
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**LJ Hooker Annerley | Yeronga |**  
**Salisbury**  
**(07) 3848 7369**

open plan, with the kitchen and living spaces flowing out to the covered balcony spanning the width of the unit.

The bedroom connects to one end of the balcony via sliding doors, the perfect extension to the bedroom plus also providing great light and airflow. The bathroom has a large, easy access shower, under basin and overhead storage and toilet.

Complete this outstanding package with a single car space and ducted air-conditioning throughout, ensuring comfort all year round.

'One Apartments Brisbane' residents have access to an array of amenities, including a large outdoor resort style pool, 3 separate plunge pools, and two rooftop gardens providing an extension to your unit and a perfect spot to entertain friends and family. The complex also has a private cinema room, state of the art gym facilities, spas, sauna, and multiple resident lounges.

#### Apartment Features:

- Spacious open-plan layout with natural light through floor-to-ceiling glass
- Galley style kitchen with stone benchtops, gas cooking, fridge, and ample storage
- Internal Laundry - includes washing machine & dryer
- Generous bedroom with built-in robes, air-conditioning & ceiling fan
- Bathroom has a large, easy access shower, under basin and overhead storage and toilet.
- Central air-conditioning
- Secure car space, intercom access
- Lift to floor

#### Resident Amenities:

- Outdoor resort-style swimming pool + three plunge pools
- Two rooftop gardens with BBQ and entertaining spaces
- Private cinema room
- State-of-the-art gym, spa, sauna
- Multiple resident lounges
- On-site management and 24/7 security access

#### Location:

- Just moments from South Bank, GOMA, QPAC, Brisbane Convention Centre, and the State Library
- Within the Brisbane State High School catchment
- Walking distance to Somerville House & St Laurence's College Easy access to transport
- 8-minute walk to Fish Lane, including Julius Pizzeria, Southside and Como Restaurant
- 650m to Cultural Centre Bus Station
- 700m to South Bank Train Station
- 1.1km to Ferry Terminal
- 5 mins drive to Brisbane CBD
- 10 mins to Queensland University of Technology (QUT) or a short ferry ride to University of Queensland (UQ)



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Contact Jane Elvin or Nick Morrison to discuss this opportunity further, or we may see you at one of our opens.

## More About this Property

Property ID	1EV7H31
Property Type	Unit
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

**Nick Morrison 0492 902 115**

Sales Associate to Jane Elvin | [n.morrison@ljhookerproperty.com.au](mailto:n.morrison@ljhookerproperty.com.au)

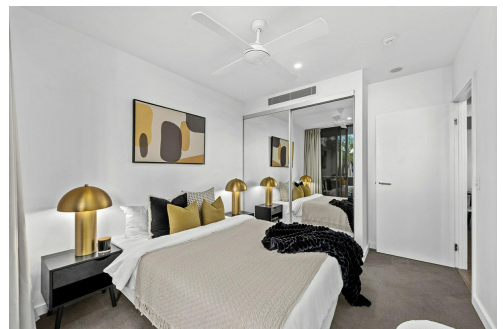
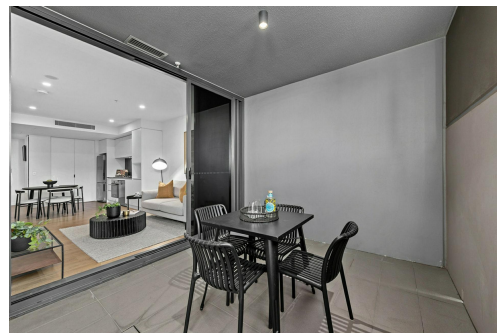
**Jane Elvin 0408 344 417**

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Jane Elvin  
Property

20601/1 Cordelia  
Street  
SOUTH BRISBANE

1 Bed

1 Bath

1 Car

Internal : 44m<sup>2</sup>

External : 15m<sup>2</sup>

Total Area : 58m<sup>2</sup>

Disclaimer: This floorplan is strictly for illustrative purposes only. All measurements are approximate and buyers should make their own enquiries as to the accuracy of the information displayed herein. Floorings, colours, textures and items used are not indicative and are for visual display purposes only. No responsibility will be taken for any errors or omissions. Floorplan created by fastfocus.au

