

211/25 Bouquet Street, South Brisbane

## SOLD BY ALEX FAN

There's simply nowhere better to savour the sweet city life than from this fashionable, fully air-conditioned 2-bedroom South Brisbane apartment that comes with a secure car park and all-season access to a rooftop leisure zone that will make you the envy of all!

### Highlights:

- Combined kitchen/meals/living extending onto a covered balcony with a leafy outlook
- BIRs in both beds, master with floor-to-ceiling glass & balcony access, a study nook in bed 2
- Walk to riverside trails, hip restaurants, West Village, South Bank, & CityCat services
- Easy foot access over the river to Milton (Suncorp Stadium) & the CBD for work, play, study
- Rooftop pool, BBQ/alfresco dining area & blockbuster views over the river & city

Spice Apartments is one of Brisbane's most sought-after city-fringe addresses for good reason. First up, it's walk-everywhere location - meters back from the river - is unparalleled for convenience, with cafes, bars and restaurants, South Bank's cultural hub, scenic riverside trails, a supermarket and schooling (West End State School & Brisbane State High) - all within arm's reach.

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**FOR SALE**  
Under Contract

### AGENTS

Alex Fan  
0451 106 888  
alexfan@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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**

Additionally, residents get the peace of mind that comes with secure intercom guest entry and one-click access into the underground car park. There's also lifts running to all floors, including the rooftop that serves up its resort-level recreational facilities - including a mosaic tiled lap pool - with spectacular city views that delight morning, noon and night!

The apartment itself marries its stylish fit out with a space savvy layout underpinned by a tiled open-plan kitchen/meals/dining area that extends effortlessly onto a covered balcony with treetop views and room for a couple of sofas or a big outdoor table.

Wherever you're eating, the galley-style kitchen has all you need to whip up a gourmet feast and quickly dispose of the evidence! Stone-topped handle free cabinets house an integrated dishwasher as well as the electric oven and a mirrored splashback runs behind the gas cooker and a twin sink.

Cosily carpeted, the 2 beds both have BIRs, the smaller with a study nook, the larger master enjoying balcony access and the same treetop vista through a wall of floor-to-ceiling glass.

Elsewhere, the bathroom incorporates a glass enclosed shower and valuable storage behind the vanity mirror and under the basin, while the laundry is disguised as a cupboard at the front entry, but still manages to house a washer, wall-mounted dryer, and trough.

Setting the benchmark for city-fringe apartment living with stellar views and resort-style amenities!

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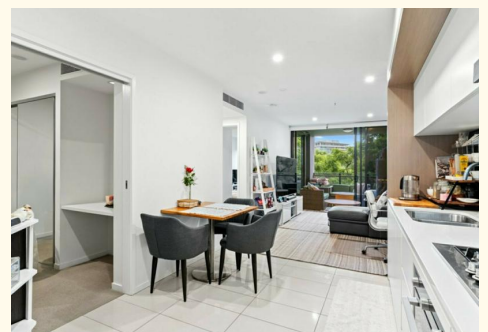
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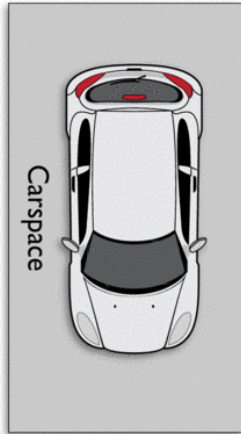
## MORE DETAILS

Property ID	B42FF4R
Property Type	Unit
Land Area	70 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

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(Not In Position)



2 1 1 68sqm



Scale in meters. Indicative only. Dimensions are approximate.  
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