

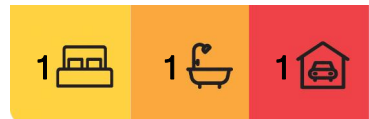
South Brisbane, Unit 37/228 Vulture Street

SOLD BY BROCK WARD

Spacious Apartment With Exceptional Views and Large Study Room

Discover the epitome of city living with this stunning 1-bedroom apartment plus a large study room, perfectly positioned on the 6th floor and commanding some of the best views Brisbane has to offer.

Enjoy the convenience of being within walking distance to the vibrant South Bank Parklands, featuring high-end restaurants, cafes, bars, and pubs. Situated across from the Mater Hospital and close to the South Brisbane Children's Hospital, this location is ideal for healthcare professionals. Additionally, it's a short walk to The Gabba stadium, a key venue for the 2032 Brisbane Olympics, and zoned in the coveted Brisbane State High School catchment, making it perfect for families. St Lauries private school is also nearby, enhancing the appeal of this unbeatable location.



For Sale
FOR SALE BY NEGOTIATION

View
ljhooker.com.au/1BJXH31

Contact
Brock Ward
0402 378 719
b.ward@ljhookerproperty.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 Annerley | Yeronga |
Salisbury
(07) 3848 7369**

The complex, built in 1998, offers a range of amenities to enhance your lifestyle, including a large BBQ area, an in-ground pool, and a full-size gym. With its prime location and excellent facilities, this property is a rare find in the heart of South Brisbane.

Inside the unit, you'll find a spacious main bathroom that includes laundry facilities, and a large study area that is the size of a small bedroom, providing flexibility for your needs. The open-plan living and dining area flows seamlessly into the kitchen, creating a functional and stylish living space.

The highlight of this apartment is undoubtedly the exceptional city and river views. From the bedroom, living room, and kitchen, you can enjoy breathtaking views of the city skyline, river, story bridge and Kangaroo Point cliffs. The large balcony off the lounge room is perfect for taking in the afternoon breeze, entertaining guests, or simply relaxing and enjoying the view. Don't miss the spectacular Riverfire event right from your balcony.

Currently tenanted for \$640 per week, this apartment is not only a beautiful place to live but also a great investment opportunity. Body corporate fees are approximately \$1988 per quarter, and rates are around \$450 per quarter, offering excellent value for a property in this sought-after location.

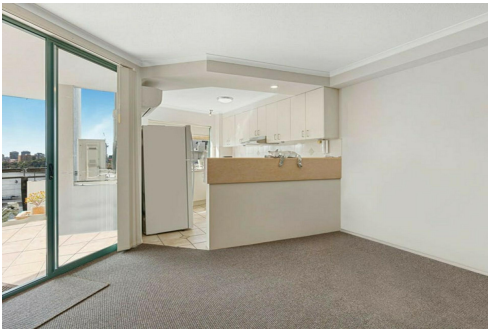
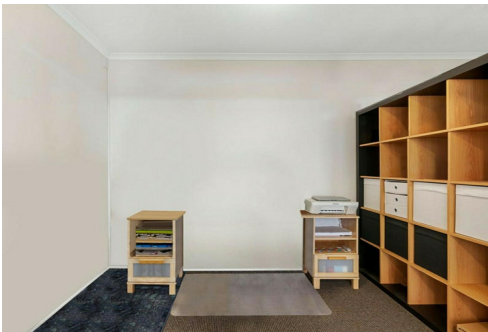
- Prime South Brisbane location
- Spectacular city and river views
- Spacious 1 bed + study
- Modern complex with amenities
- Zoned for Brisbane State High
- Investment opportunity at \$640/wk

More About this Property

Property ID	1BJXH31
Property Type	Unit
Land Area	83 m ²
Including	Air Conditioning Balcony Dishwasher Built-in-Robes

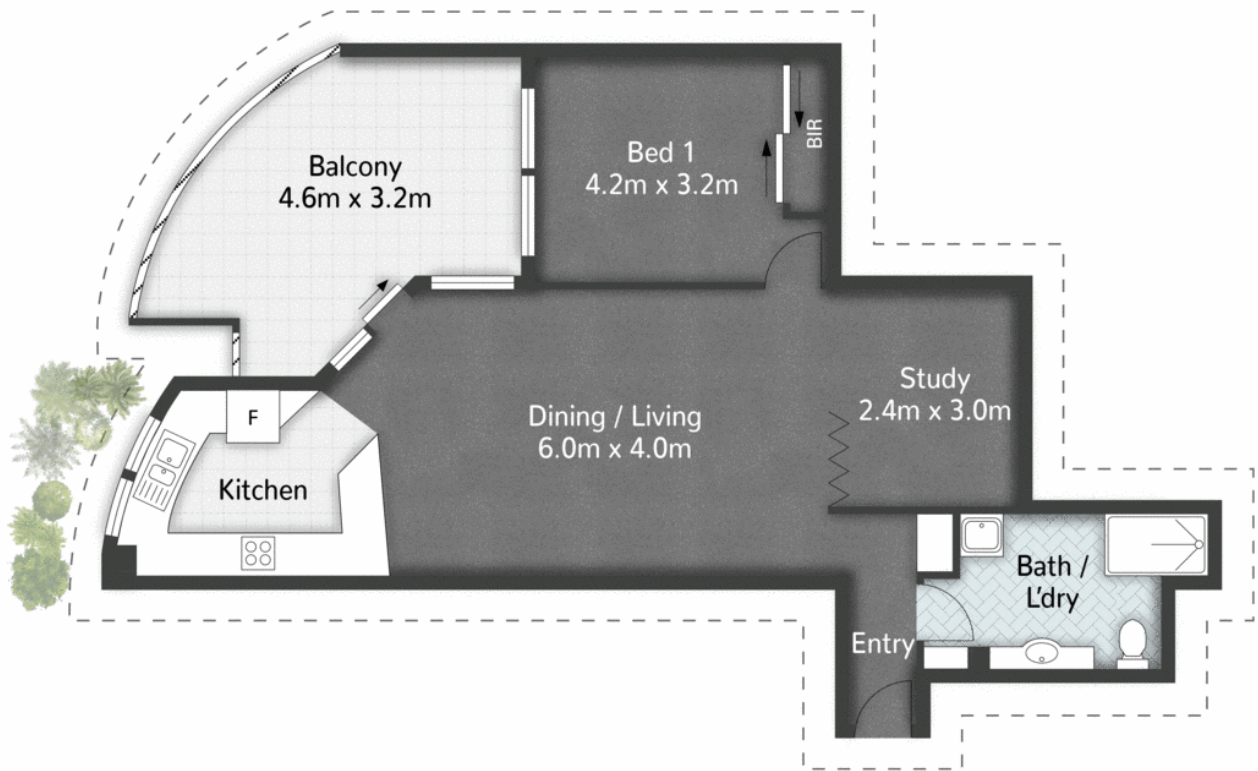
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37/228 Vulture Street **SOUTH BRISBANE**

1 | 1 | 1 | 83m²

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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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