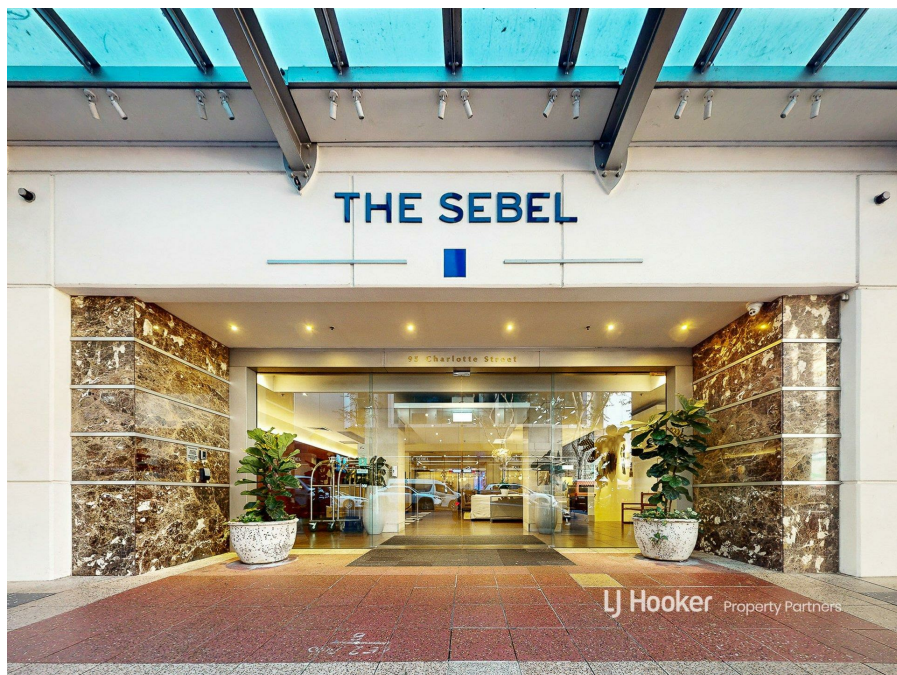


1604/95 Charlotte St, Brisbane City, QLD 4000

Sold - 22/06/2024

Apartment 1  1 



## SOLD BY STEPHANIE TRAN

CONTACT AGENT FOR PRIVATE INSPECTION

In a lofty position on the 16th floor of the Sebel Suites building, around the corner from the soon-to-be-opened Queen's Wharf entertainment precinct and Albert Street train station, this spacious one-bedroom apartment is a must-see for investors looking for a low-input property acquisition or first-time buyers seeking a move-in ready city pad that will put them in the box seat to enjoy the ultimate cosmopolitan lifestyle.

### Highlights:

- Ducted A/C & stylishly furnished throughout so you can move in or rent out straight away
- Currently appraised to return an attractive \$650 per week in rent
- Carpeted living/dining area opening onto a balcony overlooking Charlotte St and the city
- Space-savvy designer kitchen with dishwasher, electric stove, built-in washing machine
- Secure building entry with reception, outdoor heated pool, well-equipped gym and sauna
- Property to be sold furnished
- Unrivalled location and unmatched quality with soon-to-be-opened Queen's Wharf precinct and new Albert St train station nearby

Thoughtfully designed to provide expansive city views and access to its glass balustraded balcony from both the living area and the light-filled bedroom, this is an apartment that makes the most of every inch of its footprint.

Adjacent to the main entry, the tiled kitchen sports a contemporary aesthetic with neutral-hued tiled splashbacks behind gleaming black benches with sleek white cabinetry above and below. Everything is well-placed in here, including the dishwasher, electric cooktop, the microwave nook, and - in a big bonus - the washing machine.

The cook's side of the kitchen overlooks a high dining bar across the carpeted lounge and meals area, fitted with elegant seating and a dining table, out to the covered balcony - beyond which lie the twinkling lights of the city nightscape; a perfect backdrop to an intimate evening with friends at home.

A short hallway off the entrance extends into a plush carpeted bedroom with built-in robes and high-fashion sheer curtains over the expansive glass sliders onto

### Listed By

Peter Crowther  
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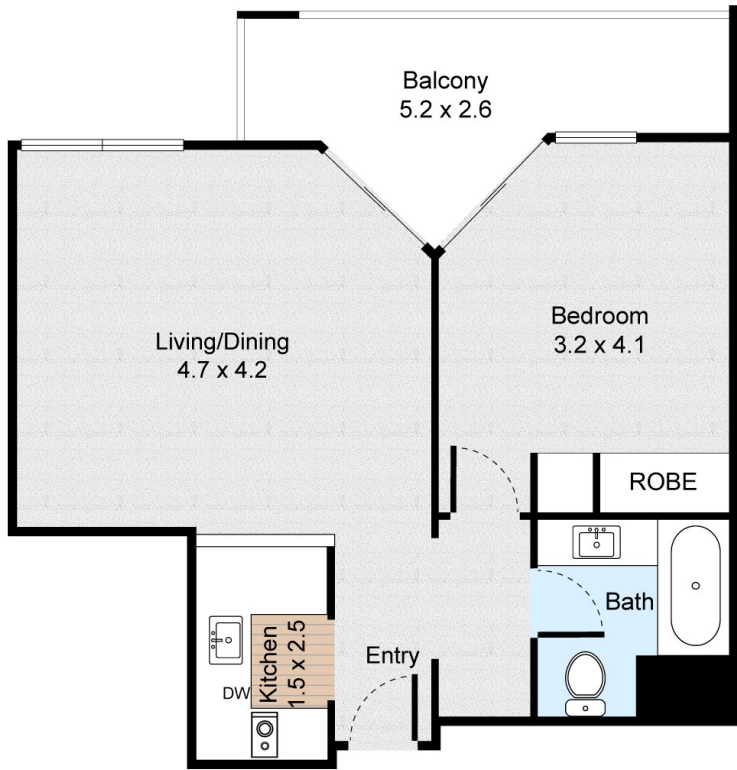
### Open for Inspection

By Appointment.

Floorplan

Unit 1604, 95 Charlotte Street, Brisbane City

1 Bed 1 Bath



FLOOR PLAN

All information contained herein is gathered by Little Hinges.  
Whilst the scanning technology is highly reliable,  
we cannot guarantee its accuracy and interested parties  
should rely on their own enquiries.



Internal : 44m<sup>2</sup>  
External : 8m<sup>2</sup>

 virtual tours



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