

Unit 30/49 Russell St, South Brisbane, QLD 4101

Sold - 3/01/2023

Unit 1  1  1 



SOLD BY BROCK WARD

This spacious and open one bedroom apartment is sure to impress. Located conveniently across from Musgrave Park the buyer will enjoy all that Brisbane City has to offer on your doorstep. Musgrave Park and the swim centre is a 2-minute walk, South Bank Parklands and restaurant strip is a short 400m walk. The Brisbane convention and exhibition centre is 100m away and there are countless cafes, restaurants and bars scattered throughout the nearby streets. South Brisbane train station is less than a 300m walk and ample bus routes are nearby.

Open for Inspection

By Appointment.

The ideal city pad with a spacious 76m2 floor plan making it one of the largest in the building. Access is via one flight of stairs and upon entering the unit a large open living space flows through to a large undercover balcony, ideal for alfresco dining or taking in the delights of the city. The full-sized kitchen has ample storage, quality appliances and an unusual amount of bench space not often found in a one bedroom unit. Invite your friends or family to stay the night with built in wall beds that easily fold from cabinetry to two single beds in the lounge room.

The bedroom is of great size and is filled with natural light, it also boasts a large walk in wardrobe that leads through to the bathroom. The spacious bathroom has shower, large vanity and holds the laundry with enough space for both washing machine and dryer. The apartment is carpeted throughout and has a split system air conditioner.

The apartment can be sold fully furnished and onsite managers can assist in leasing the apartment out as a short-term rental or the investor can simply lease it out themselves. One bedroom apartments in this location are currently leasing for \$500 plus on normal long-term leases. The short-term lease or air b n b option may create a higher return.

- Parkside location
- Guest bedding
- Large balcony
- Nearby Southbank
- Ample transport
- Large floor plan

This property will be sold quickly. Contact your selling agent Brock Ward to secure your inspection today.

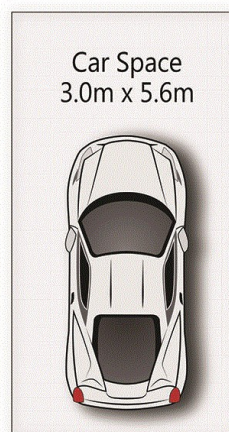
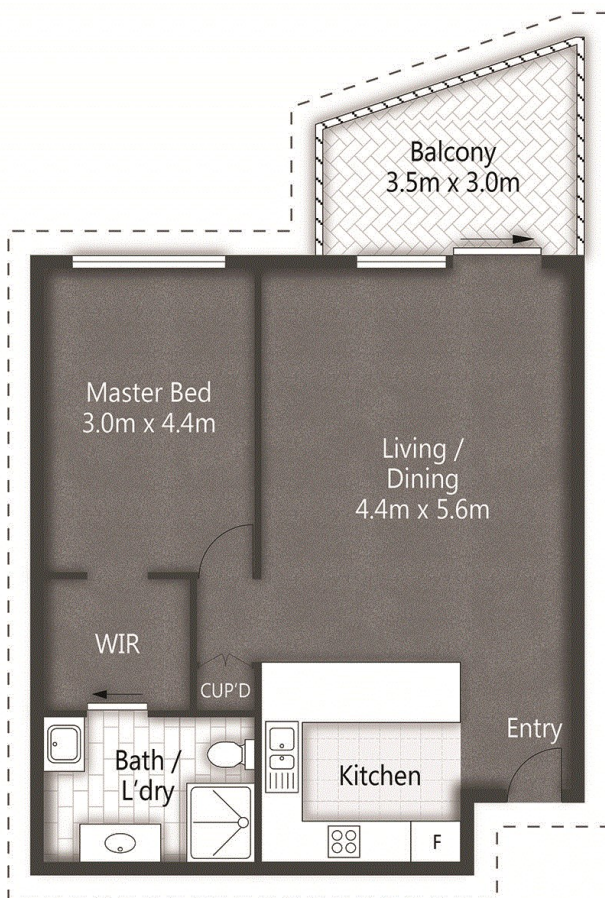
Listed By

The Office

Phone: (07) 3848 7369



Floorplan



30/49 Russell Street **SOUTH BRISBANE**

1 | 1 | 1 | 76m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.