

1008/25 Bouquet St, South Brisbane, QLD 4101

Sold - 3/11/2023

Apartment 1  1  1 



## SOLD BY ANA WANG, ZORA LIU & ALAN GU

As well as the trifecta of panoramic views, this chic one-bedder in South Brisbane's Spice Apartment building puts you in the hot seat for a super cool social life - whether you're hosting friends at home or heading out to play!

### Open for Inspection

By Appointment.

#### Highlights:

- Literally a one-minute walk from the building entry onto Riverside Drive
- Stroll to Fish Lane eateries (8 mins), Southbank Cultural Precinct (12), Suncorp Stadium (19)
- Floor-to-ceiling glass in the master suite for unparalleled waterfront views
- Generous 16m2 covered balcony with room for plants and parties
- Use of a rooftop leisure terrace with pool and sun loungers
- High rental return, currently rented for \$570 per week

Offered with a handy single-car bay in the building's secure basement, this fully air-conditioned apartment cleverly maximises the space at hand. Extensive use of full-height glass bathes its interior in natural light and provides a stunning, twinkling backdrop at night.

An open plan carpeted living/dining area off the tiled kitchen invites you into the apartment, extending seamlessly through a wall of glass sliders onto that fabulous entertaining balcony.

Fully equipped with all the mod cons (dishwasher, electric stove, oven, rangehood), the kitchen is highly functional and boasts excellent storage, above and below the bench tops.

Off to one side is a bonus study nook, keeping the dining bar free from laptops and books - along with a craftily concealed laundry and a linen closet.

The master suite sits to one side of the balcony, with glass sliders opening the room onto this alfresco space for cool nighttime breezes. Another wall of glass provides spectacular views from under the covers across the Brisbane River to the city and the ranges beyond. A walk-through wardrobe opens into the well-equipped bathroom which has two-way access, allowing use from the living/dining room too.

If you work or study in the city or fringe suburbs, you can comfortably walk or cycle to your destination from this gorgeous apartment. For the students

#### Listed By

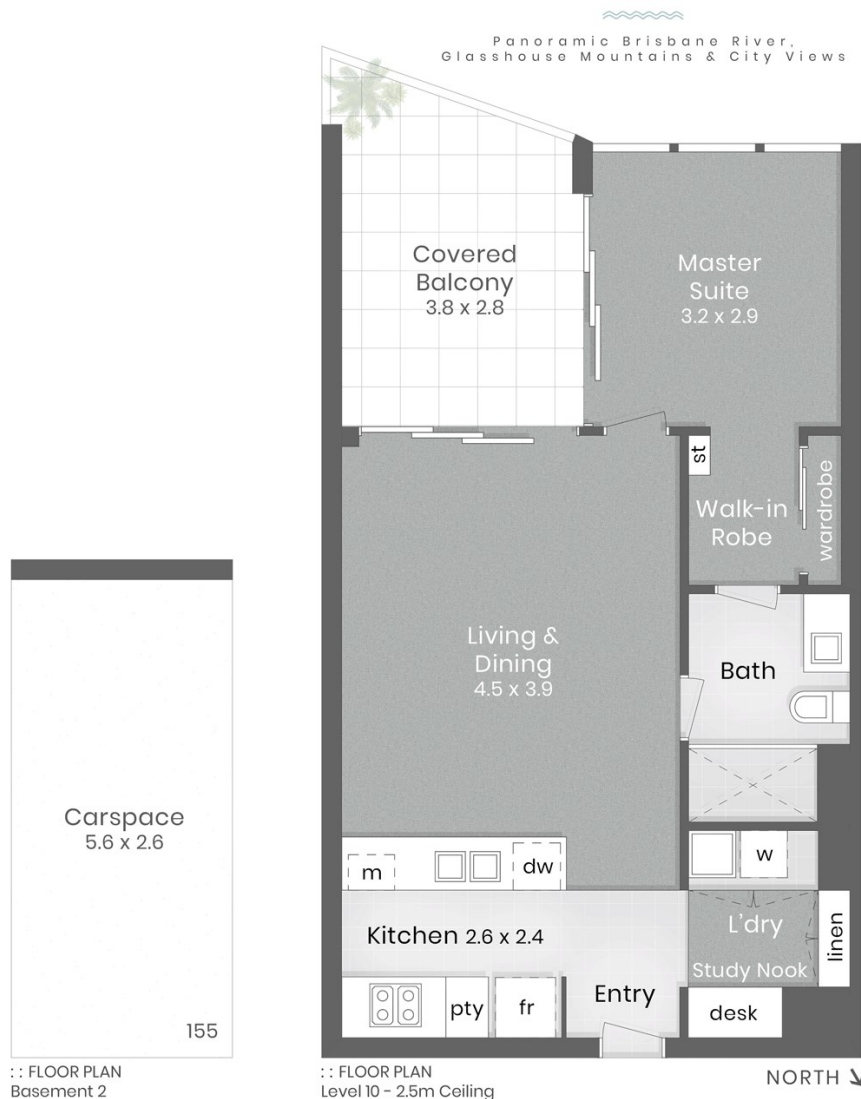
Peter Crowther  
Phone: (07) 3344 0288  
Mobile: 0411 866 008

Peter Crowther  
Phone: (07) 3344 0288  
Mobile: 0411 866 008



Listing Number: 3377276

Floorplan



- POINTS OF INTEREST**
1. SPICE APARTMENTS
  2. Brisbane Cultural Precinct
  3. West End Weekend Farmer's Markets
  4. Montague Markets Shopping Precinct
  5. West Village Shops, Restaurants & Cafes
  6. Southbank Entertainment Precinct
  7. TAFE Southbank Campus
  8. Queensland University of Technology
  9. Mater Hospital | 10. Suncorp Stadium
  11. Princess Alexandra Hospital
  12. University of Queensland
  13. South Brisbane Train Station



SPICE APARTMENTS

11008/25 Bouquet Street SOUTH BRISBANE

1 Bed + Study Nook 1 Bath 1 Car

Internal 53m<sup>2</sup> | Balcony 11m<sup>2</sup> | Total 64m<sup>2</sup>  
Carspace 14m<sup>2</sup>

LJ Hooker  
Property Partners

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background, colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

pdc.