



SAM ALROE
REAL ESTATE

PROPERTY SUMMARY

1203/127 Charlotte St, Brisbane City

Sale: *For Sale By Negotiation*

Attributes: 2 bed, 1 bath

Area: 65m²

Built: 2012

Number of units : 149

Council Rates: \$548.82 *quarterly*

Rental Appraisal: \$770 to \$820 *per week*

Body Corporate Fees Total: \$6,955.90 per annum

Sinking Fund Currently at: \$1,745,495.17

About the property:

- Offered with vacant possession, ready for immediate occupancy or tenancy
- Generous open-plan living area flowing seamlessly onto one of two large, private balconies
- Stylish contemporary kitchen equipped with sleek appliances, gas cooktop, stone benchtops, and ample storage
- Primary bedroom complete with walk-in wardrobe and exclusive access to a private balcony
- Floor-to-ceiling windows maximise natural light and create a seamless indoor-outdoor connection
- Convenient internal laundry for added practicality
- Fully air-conditioned for year-round comfort
- On-site amenities include a resort-style swimming pool, expansive sauna, gym, and BBQ area
- Easy access to major arterials heading north and south
- Just moments from the upcoming Cross River Rail and the new Brisbane Metro
- Woolworth's - 250m
- Queen Street Mall - 350km
- Botanical Gardens - 500m
- Queen's Warf Precinct - 600m
- Central Station - 600m
- Brisbane Airport - 14km