

B U Y

2604/140 Alice Street

ABIAN BOTANIC GARDENS: CTS 49990

Total lots:

150 total (4 apartments on level 26)

Ratio / demographic:

Approx. 75% owner occupiers to 25% tenants

Sinking fund: \$1,019,330.02 @ 04/08/2025

Quarterly outgoings:

QUU: ~\$210.73 + usage

BCC: ~\$565.70

Strata: ~\$3600.98

Abian amenities:

Sauna, spa, pool, gym, steam room, thermal stone, meeting room, treatment room, 24/7 concierge service, 3 x directional elevators, basement car parking, on-site visitor car parking

LOT 2604 ON SP264238

Specs:

26th floor, ~160m2, 3 bed, 2.5 bath, 2 car

Exclusive use areas:

Car parks # 2604 on B1 (clearance ~2300mm)

Storage locker # S105 on B1

Rental appraisal: \$1900 per week

Comparable sales:

3402/140 Alice Street, May 2025: \$4,500,000 - 225m2

1702/140 Alice Street, Apr 2025: \$3,050,000 - 160m2

2202/140 Alice Street, Nov 2024: \$3,140,000 - 160m2

4102/140 Alice Street, Dec 2024: \$8,300,000 - 320m2

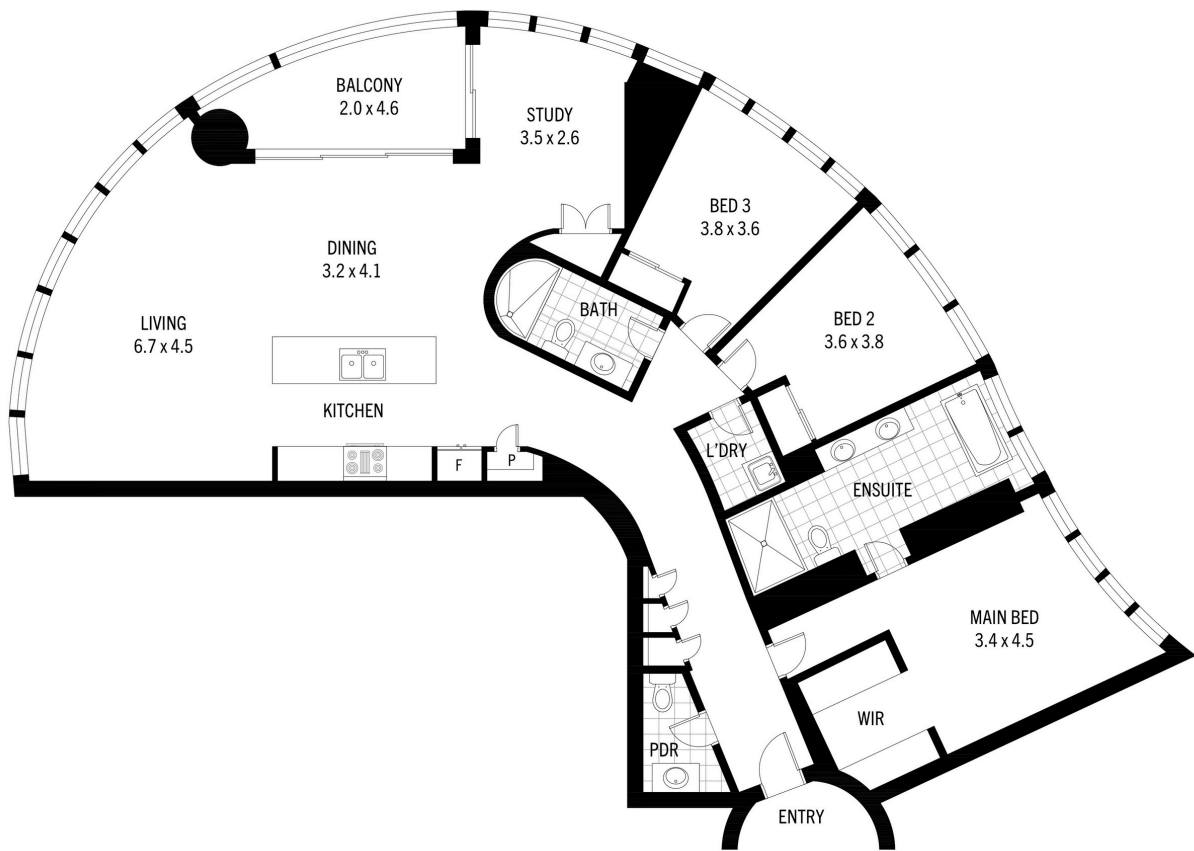
Price guide: \$3,200,000

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Disclaimer: we've done our homework and gathered this information from sources we trust, but we can't promise it's 100% perfect. So before making any big decisions, do your own research and double-check the details. A little due diligence never hurt anyone!



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