



BUY

701/140 Alice Street

ABIAN BOTANIC GARDENS: CTS 49990

Total lots:
150 total (5 apartments on level 7)

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: ~\$515.20
Strata: ~\$3,872.92

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 701 ON SP264238

Specs:
7th floor, ~101m2, 2 bed, 2 bath, 1 car

Exclusive use areas:
Car park # 701 on B4 (clearance ~2300mm)
Storage locker # S401 on B4

Rental appraisal: \$1250 to \$1300 per week

Price guide: \$1,600,000+

Comparable sales:
1201/140 Alice Street: \$1,600,000
2001/140 Alice Street: \$1,550,000
1501/140 Alice Street: \$1,550,000

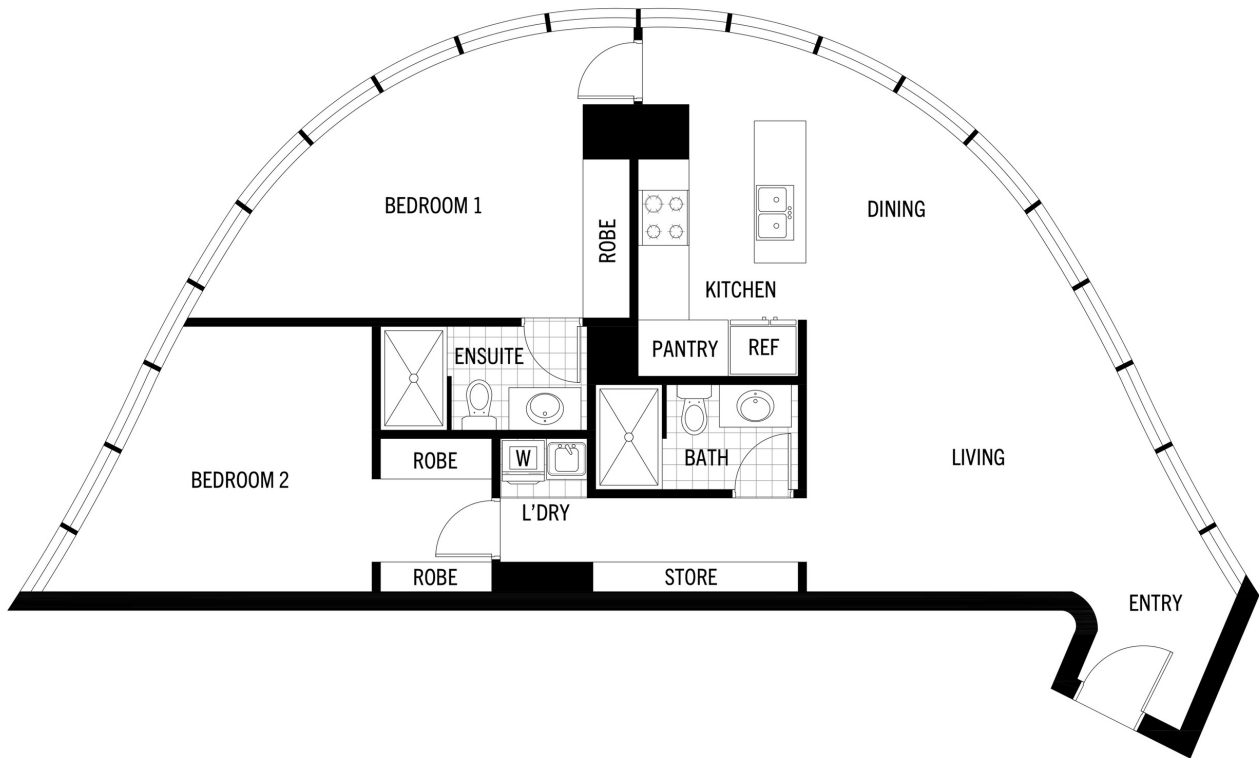
Vacant possession: yes

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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!



^ Scan me in Spotify to listen to
the essence of Abian Brisbane



^ Scan me to access the
seller's disclosure statement

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