



BUY

307/140 Alice Street

ABIAN BOTANIC GARDENS: CTS 49990

LOT 307 ON SP264238

Total lots:

150 total (7 apartments on level 3)

Specs:

3rd floor, ~70m2, 2 bed, 1 bath, 1 car

Ratio / demographic:

Approx. 75% owner occupiers to 25% tenants

Exclusive use areas:

Car park # 307 on B4 (clearance ~2300mm)

Storage locker # S438 on B4

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

Rental appraisal: \$1000 per week

Quarterly outgoings:

QUU: ~\$210.73 + usage

BCC: ~\$485.05

Strata: ~\$3000.00 (approx.)

Comparable sales:

903/140 Alice Street, Aug 2025: \$2,240,000 - 112m2

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

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

Price guide: \$1,050,000 +

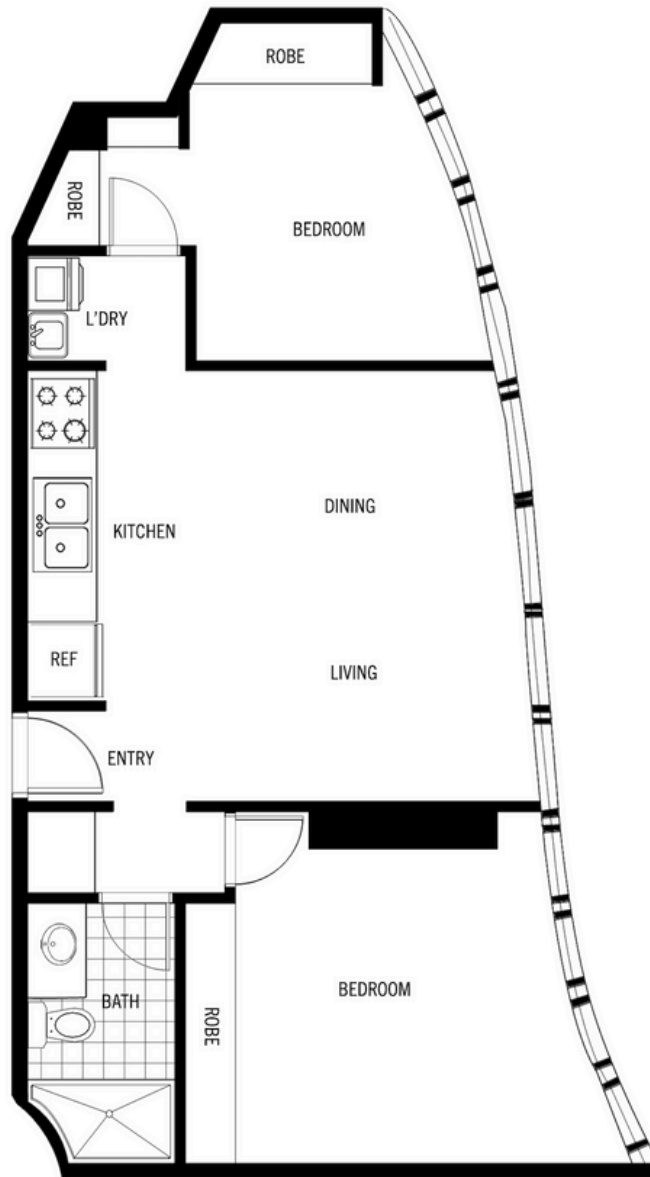
Adele Oliver
0439 005 705

Charlie Sandstrom
0421 155 788

ETHEL + FLORENCE

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!

ETHEL + FLORENCE



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

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!