



BUY

2403/140 Alice Street

ABIAN BOTANIC GARDENS: CTS 49990

LOT 2403 ON SP264238

Total lots:

150 total (4 apartments on level 24)

Specs:

24th floor, ~225m2, 2 bed, 2.5 bath, 2 car

Ratio / demographic:

Approx. 75% owner occupiers to 25% tenants

Exclusive use areas:

Car parks # 2403 on B3 (clearance ~2300mm)

Storage locker # S301 on B3

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

Rental appraisal: \$2600 per week

Quarterly outgoings:

QUU: ~\$210.73 + usage

BCC: ~\$485.05

Strata: ~\$5,437.52

Comparable sales:

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

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

2303/140 Alice Street, June 2025: \$4,400,000 - 225m2

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

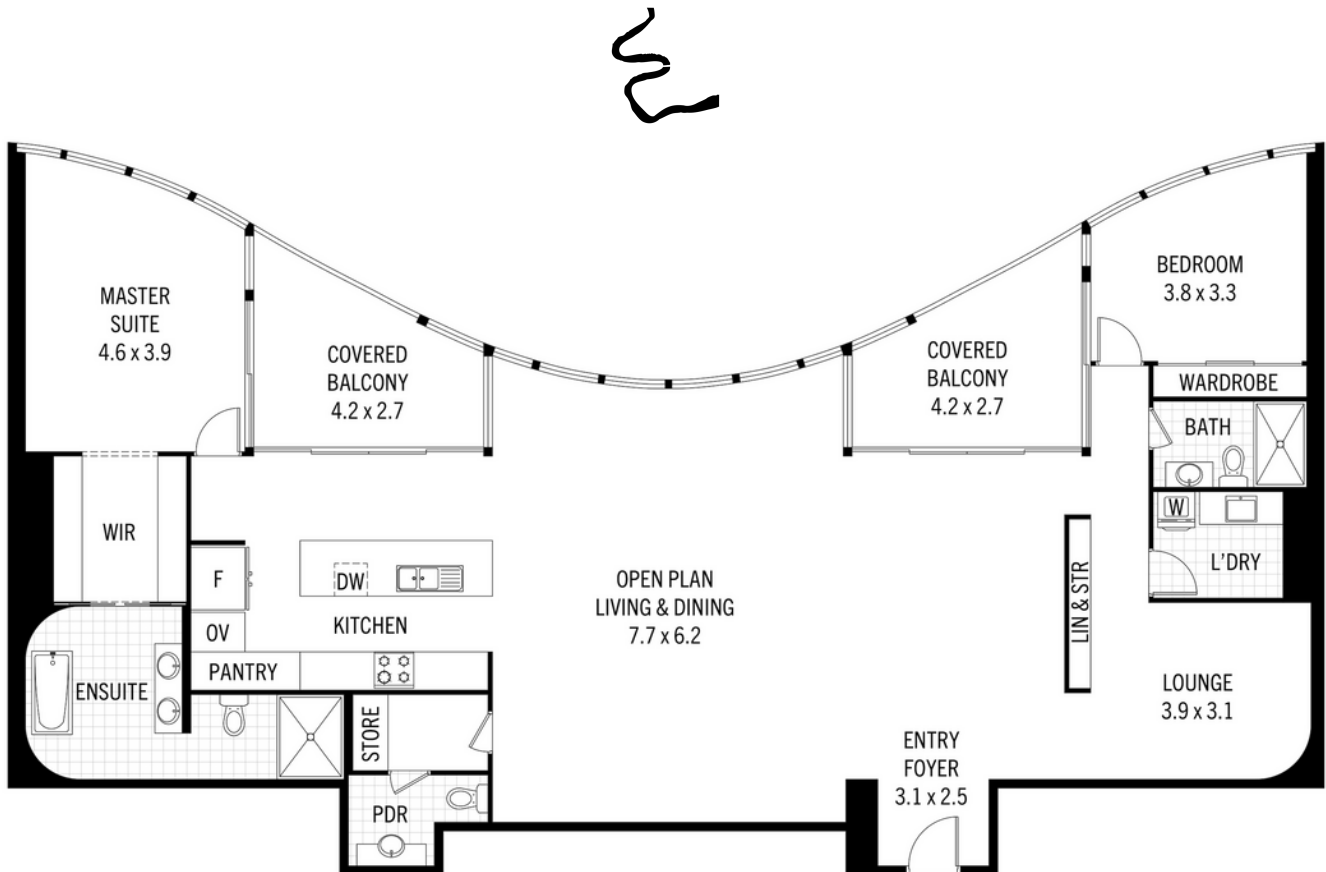
Price guide: mid \$4m's

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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!



Invisible extras/inclusions:

- + silver box in linen closet is modem controller for 2 x wifi range extenders (hardwired)
- + Big Ass Fan x 2
- + custom joinery in robes with LED's
- + all bedroom curtains are electric and remote controlled
- + Bang & Olufsen 75" TV with 2 speakers, sub-woofer and motorised bracket
- + Bang & Olufsen 55" TV in master bedroom
- + Bang & Olufsen 50" TV in guest bedroom
- + electric fireplace
- + Vintec wine fridge
- + pantry sensor LED lighting + USB and power outlets
- + balcony lighting and sconces
- + heating bar on balcony
- + custom bedhead in master bedroom with 4 x outlets
- + custom study joinery with Corian counters and wireless charging
- + ensuite heat lamp and heated towel rails
- + new bath
- + mirrored pocket doors and custom joinery in ensuite
- + Insinkerator



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

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