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# ONE HUNDRED

ON LEICHHARDT

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## APARTMENT 405

100 Leichhardt Street, Spring Hill QLD 4000

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### PROPERTY

#### Description

2 Bed + 2 Bath + 1 Car

#### Floorplan Type

2D

#### Property Level

Level 4

#### Aspect

East

#### Property Size

Internal: 80sqm

External: 11sqm

TOTAL: 91sqm

#### Price

\$1,050,000

### OUTGOINGS

#### Body Corporate Fees

\$5,957 per year (approx.)

#### Council Rates

\$1,850 per year (approx.)

#### Water Rates

\$900 per year (approx.)

### ESTIMATES

#### Estimated Rental Return

\$1,000 - \$1,100 per week

#### Estimated Stamp Duty Payable

Owner Occupier: \$33,725

Investor: \$40,900

### AMENITIES

#### Resident-Only Rooftop Retreat:

- ❖ Hot & Cold Plunge Pools
- ❖ Sauna
- ❖ Private Dining Room
- ❖ BBQ Area & Rooftop Dining

### LOCATION

- 3 Minute walk to Brisbane CBD
- 4 Minute walk to Roma Street Parkland
- 8 Minute walk to Queen Street Mall
- 15 Minute walk to Howard Smith Wharves
- 20 Minute walk to South Bank

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DISCLAIMER: All prices, outgoings, estimates and figures provided are estimates only and may vary. Prices include GST and are subject to change without notice. Any areas are indicative only and subject to change in accordance with the contract of sale. Any area may differ from the surveyed area of the constructed apartment due to different methods of measurement. The seller reserves the right to withdraw any apartment from sale. Three Sixty Property Group will not be liable for any damages, loss or expenses incurred by any person relying on the information contained within this website. This information is provided subject to any contract of sale and all interested parties are encouraged to undertake their own enquiries and seek independent advice before proceeding.

DESCRIPTION

2 Bedroom  
2 Bathroom

AREA

Internal Area 80m<sup>2</sup>  
Balcony 11m<sup>2</sup>  
Total 91m<sup>2</sup>

RESIDENCES

305, 405, 505, 605, 705, 805, 905, 1005,  
1105, 1205, 1305

LEGEND

P Pantry L Linen/ Storage  
F Fridge R Robe  
O Oven/ Cooktop ^ Balcony Access



