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# ONE HUNDRED

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## APARTMENT 606

100 Leichhardt Street, Spring Hill QLD 4000

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### PROPERTY

#### Description

2 Bed + 2 Bath + 1 Car

#### Floorplan Type

2E

#### Property Level

Level 6

#### Aspect

City (South-East)

#### Property Size

Internal: 90sqm

External: 12sqm

TOTAL: 102sqm

#### Price

\$1,350,000

### OUTGOINGS

#### Body Corporate Fees

\$5,191 per year (approx.)

#### Council Rates

\$1,850 per year (approx.)

#### Water Rates

\$900 per year (approx.)

### ESTIMATES

#### Estimated Rental Return

\$1,250 - \$1,350 per week

#### Estimated Stamp Duty Payable

Owner Occupier: \$50,975

Investor: \$58,150

### 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 90m<sup>2</sup>  
Balcony 12m<sup>2</sup>  
Total 102m<sup>2</sup>

RESIDENCES

406, 506, 606, 706, 806, 906, 1006,  
1106, 1206, 1306

LEGEND

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



