

# RUBY RUBY

## MILTON

### APARTMENT 1802

12 - 18 Crombie Street, Milton QLD 4064

#### PROPERTY

##### Description

3 Bed + 3 Bath + 2 Car

##### Floorplan Type

3A

##### Property Level

Level 18

##### Aspect

City & River Views

##### Property Size

Internal: 122sqm

External: 11sqm

TOTAL: 133sqm

##### Parking

2 Standard Carpark

##### Price

\$2,995,000

#### AMENITIES

Rooftop Terrace

Infinity Edge Pool

Spa & Sauna

Cold Plunge Pool

Rooftop Dining Room

BBQ Area & Fire Pit

Gym & Yoga Studio

Concierge Services

Private Dining Room

Co-Working Space

Cinema Room

Dog Wash

#### OUTGOINGS

##### Body Corporate Fees

\$8,520 per year (approx.)

##### Council Rates

\$2,150 per year (approx.)

##### Water Rates

\$1,100 per year (approx.)

##### Total Annual Outgoings

\$11,770 per year (approx.)

#### ESTIMATES

##### Estimated Rental Return

Contact Agent per week

##### Estimated Stamp Duty Payable

Owner Occupier: \$111,350

Investor: \$118,525

#### LOCATION

4 Minute walk to Milton Train Station

4 Minute walk to Park Road Precinct

8 Minute walk to Milton Ferry Terminal

10 Minute walk to Suncorp Stadium

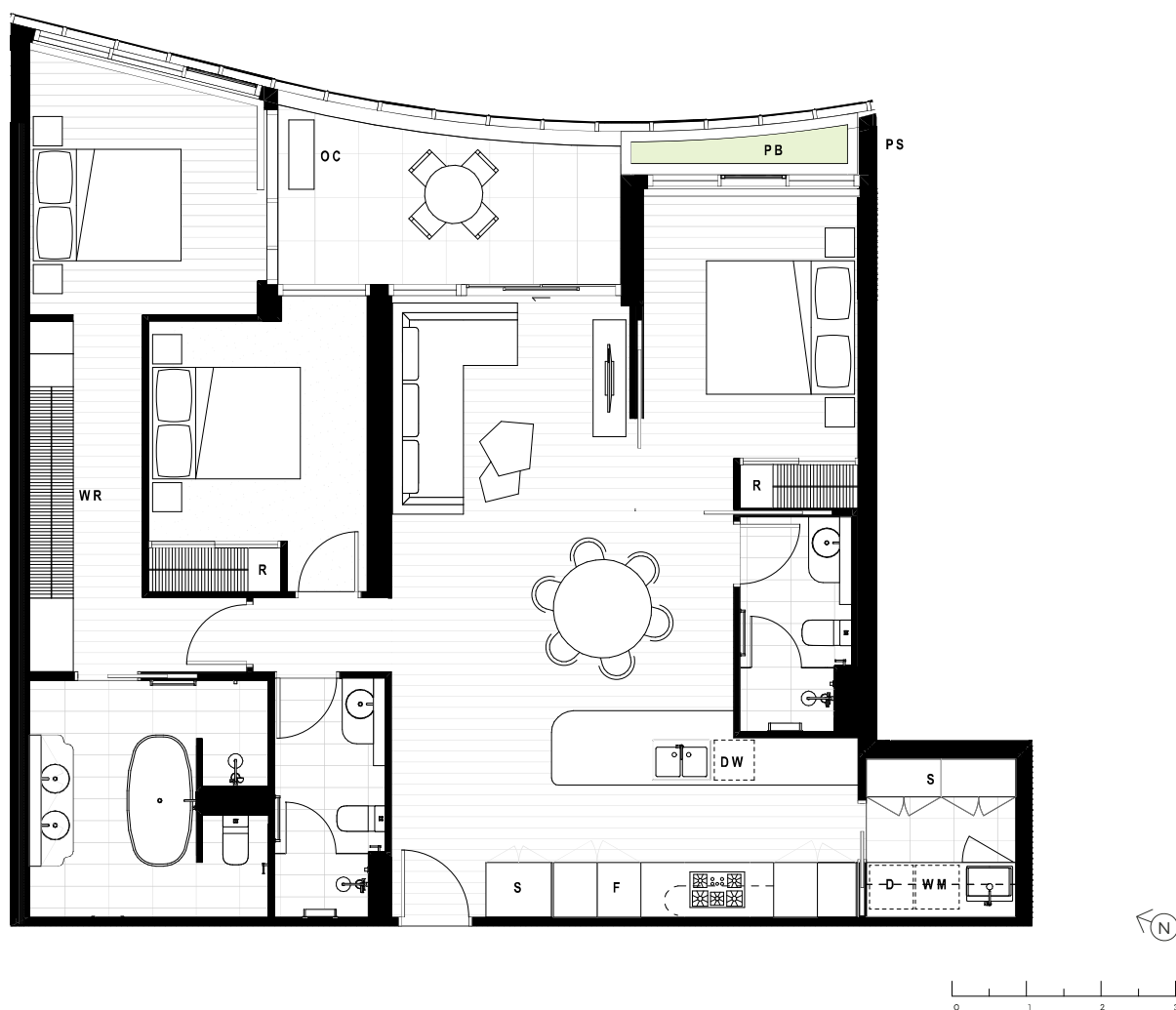
15 Minute walk to Brisbane CBD

15 Minute walk to South Bank

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.

# RUBY RUBY

## MILTON



TYPE

3A

APARTMENTS

18.02 19.02 20.02

3 Bed 3 Bath  
2 Car

AREA

Interior:	122m <sup>2</sup>
Exterior:	11m <sup>2</sup>
Total:	133m <sup>2</sup>

LEGEND

DW	Dishwasher
D	Dryer
F	Fridge
OC	Outdoor Condenser
PB	Planter Box
PS	Privacy Screen
R	Robe
S	Storage
WM	Washing Machine
WR	Walk-In-Robe

KEYPLAN

CROMBIE ST



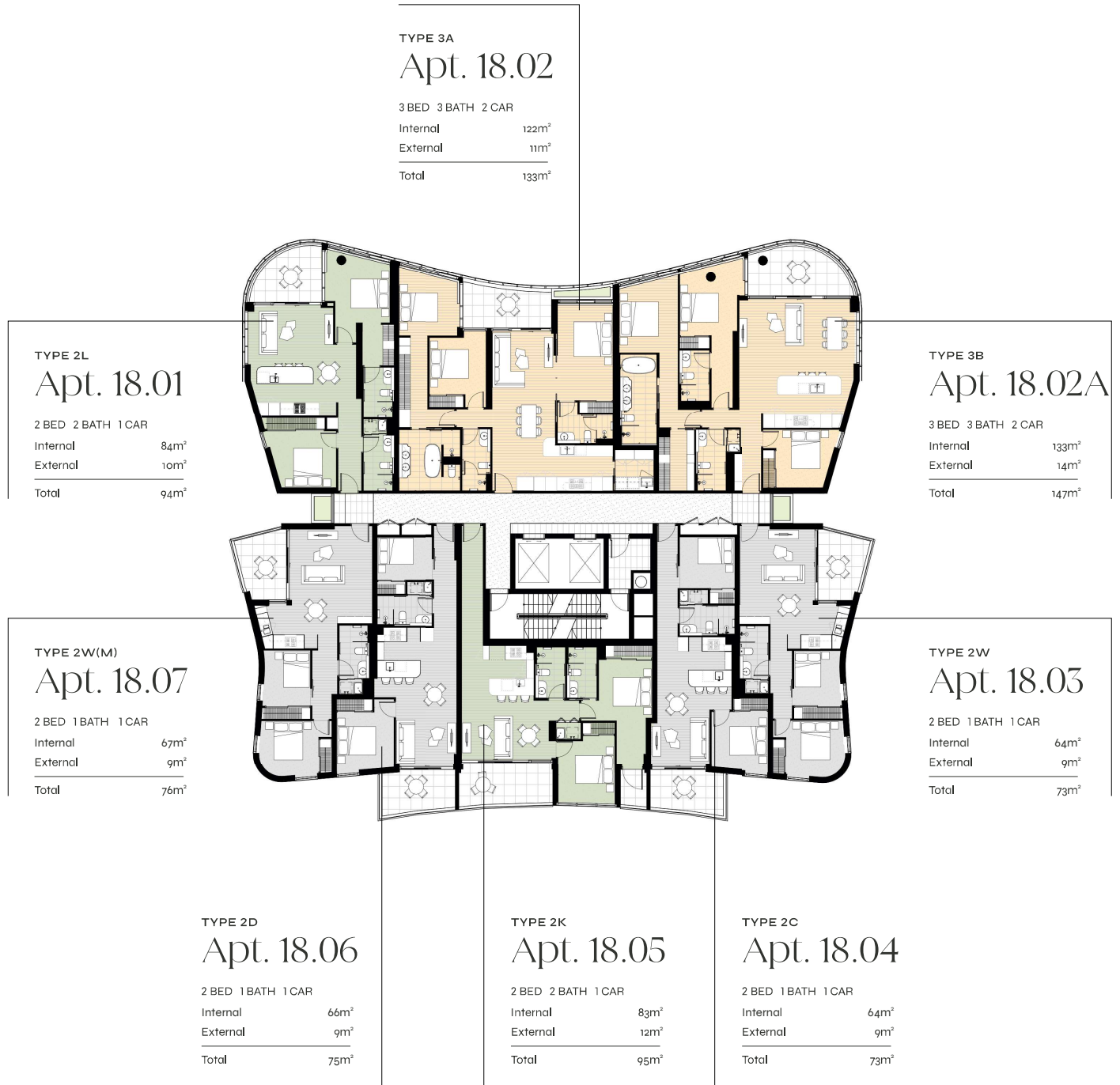
FIND OUT MORE



**KK** KOKODA  
PROPERTY

# RUBY RUBY

## MILTON



LEVEL

# 18

### LEGEND

- 2 BED 1 BATH
- 3 BED 3 BATH
- 2 BED 1 BATH 1 MPR
- 3 BED 3 BATH 1 MPR
- 2 BED 2 BATH
- 4 BED 3 BATH 1 MPR
- 2 BED 2 BATH 1 MPR

**KK** KOKODA  
PROPERTY

FIND OUT  
MORE

