



Unit 8, 446 Ann St, Brisbane City



Contemporary Inner City Living

This beautifully renovated 2-bedroom apartment perfectly combines comfort, style, and convenience. Whether you're a professional, student, first-time buyer, or investor, this property offers a sleek, low-maintenance design in a prime location.

The open-plan layout creates a light-filled living and dining area, complete with air-conditioning and a ceiling fan to ensure year-round comfort. The modern kitchen features granite benchtops, stainless steel appliances, and ample storage, making it ideal for entertaining family and friends. The master suite opens to a private balcony and includes a built-in robe, cabinetry, and air-conditioning.

Located in the heart of the city, "The Metropolis" complex offers fantastic amenities including a rooftop entertainment area, pool, sauna, and a fully equipped gym. The unit also includes secure parking on the same floor.

Features:

- Two spacious bedrooms, with the master featuring a built-in wardrobe and air-conditioning
- Well-appointed kitchen with stainless steel appliances, granite benchtops, and plenty of storage
- Modern bathroom with a stone benchtop, his and hers vanities, large shower, and separate toilet
- Separate laundry
- Recently renovated with fresh paint, new carpets and window coverings

Building Amenities:

2 1 1

Price UNDER CONTRACT
Property Type Residential
Property ID 1229
Floor Area 94 m2

Agent Details

Louise Sanderson - 0499 088 515

Office Details

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Bill Hooper
 REAL ESTATE

- Rooftop pool and entertainment area with stunning city and mountain views

- Fully equipped gym and sauna

- Secure car park on same level as unit

Location Features:

- Walk to Fortitude Valley for vibrant nightlife, Spring Hill, and Brisbane City

- Close to train and bus services, and just moments from a variety of restaurants and shops

The property is currently tenanted until July 8th, 2025.

Body Corp Fees - \$10,708/ annum (incl Admin Fund, Sinking Fund, Building Insurance)

Rates – approx. \$507/ qtr

Inspection by Private Appointment - Louise Sanderson, 0499 088 515

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