

Sold



Unit 7, 446 Ann St, Brisbane City



City Living Meets Modern Comfort with Rare Ground Floor Office

Renovated and filled with natural light, this two-bedroom apartment in The Metropolis offers a smart combination of city living and versatile functionality. Featuring open-plan living, and a separate office on the ground floor it presents an excellent opportunity for professionals, owner-occupiers, or investors seeking flexibility in a prime inner-city location—particularly as Brisbane continues to evolve in the lead-up to the 2032 Olympic Games.

The open-plan living and dining area offers a relaxed, modern feel, flowing seamlessly onto a private balcony—ideal for unwinding or entertaining. The stylish kitchen is equipped with granite benchtops, and generous storage, making everyday living both practical and enjoyable.

Both bedrooms are well proportioned, with the master suite featuring air-conditioning and built-in cabinetry, while the second bedroom offers refined accommodation for guests or shared living.

A key point of difference is the separate ground-floor office, offering exceptional versatility. Whether used as a dedicated office, or additional storage, this area adds a layer of functionality rarely found in inner-city apartments and significantly enhances the property's appeal.

Residents enjoy access to premium building amenities, including a rooftop pool with sweeping city and mountain views, gym, and a sauna. Secure parking on the same level as the apartment adds further convenience.

With its flexible layout, modern finishes, and strategic inner-city positioning

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Price SOLD
Property Type Residential
Property ID 1244

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REAL ESTATE

within a city undergoing significant infrastructure investment ahead of the Brisbane 2032 Olympic Games, this apartment presents a compelling lifestyle and investment opportunity.

Highlights:

- Two spacious bedrooms, air-conditioned master with built-in cabinetry and balcony access
- Contemporary kitchen with granite benchtops
- Light-filled open-plan living and dining with air-conditioning
- Stylish bathroom with dual vanities, large shower, and separate toilet
- Dedicated air-conditioned office on the ground level
- Separate laundry, fresh paint, new carpet and window furnishings
- Approx. 98m² of internal living space + private balcony
- Secure parking with same-floor access

Building & Lifestyle:

- Rooftop pool, gym, sauna, and BBQ area
- Prime inner-city position — positioned near Brisbane's most popular lifestyle hubs such as Howard Smith Wharves, James Street, Fortitude Valley, Queen Street Mall, South Bank, and surrounding riverside parklands
- Conveniently located near Spring Hill Marketplace with supermarkets, medical services and dining options close at hand
- Highly connected inner-city location with multiple public transport options and fast access to Brisbane Airport

Offered for sale – submit your written offer today!

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