Level 34/420 Queen Street, Brisbane City

PRICE GUIDE	Offers Over $800,000
ADMINISTRATIVE FUND SINKING FUND INSURANCE **TOTAL BODY CORP** SINKING FUND BALANCE	$4,617.80 (after 20% discount) $2,119.41 (after 20% discount) $815.52 **$7,552.73 per year** (after disc) $3,084,309.39
TOTAL APARTMENTS IN BUILDING	478 apartments 69 levels above ground 2 basement levels
AGE	2006
ASPECT	West
LEVEL	34
FACILITIES	Heated outdoor lap pool, gymnasium, sauna, spa, cinema room and BBQ area
RATES	$3,196.80 + utilities
SIZE	84 m^2
CURRENTLY RENTED	Hotel letting pool Vacant possession available
RENTAL APPRAISAL	Approximately $850 per week
CARPARK: STORAGE:	1 x Exclusive use carpark 1 x Storage cage at the back of carpark