



509/301 Ann Street Brisbane City QLD

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## RARE DUAL KEY INVESTMENT OPPORTUNITY

Ideal for those seeking a solid investment with a high yield - currently returning a massive \$905pw! Rothbury on Ann is a Classical Boutique Heritage Building with a sophisticated and serene ambience in the heart of Brisbane CBD. This dual-key opportunity includes a fully self-contained 1 bedroom apartment and a separate studio apartment on one title, as well as a carpark. Equally ideal for those looking for a private and secure lifestyle as an owner-occupied residence - maybe live on one side and rent out or work-from-home, on the other side.

The beautiful grand foyer, wide marble staircase and classic Heritage lifts that access each residential floor are

[For full version visit the website](https://www.conwellproperty.com.au)

**Type** : Apartment  
**Price** : \$ 650,000  
**View** : <https://www.conwellproperty.com.au/sale/qld/city-north/brisbane-city/residential/apartment/8132710>



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This floor plan is intended as a guide only. Layout dimensions are approximate only. No representation or warranties of any nature whatsoever are given or intended. Any person using this information should rely on their own enquiries.



**Approximate Areas**  
Internal: 58.2m<sup>2</sup>  
Garage: 11.5 m<sup>2</sup>  
Total Area: 69.7 m<sup>2</sup>

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