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490 Boundary Street, Spring Hill

## Executive Summary

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<u>Address</u>	<b>490 Boundary Street, Spring Hill</b>
<u>Building</u>	<b>6 Level Commercial Building - Newly Developed</b>
<u>Description</u>	<b>Newly Developed - Completed in 2017</b>
<u>Local Authority</u>	<b>Brisbane City Council</b>
<u>Site Area</u>	<b>405m2</b>
<u>Car Parking</u>	<b>12 Car Parks over 3 Levels (2 basement levels with a car lift)</b>
<u>For Sale</u>	<b>From \$860,000</b>



490 Boundary Street, Spring Hill

## Property Overview

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### 490 Boundary Street, Spring Hill QLD

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Lots 1, 2 and 3 Sold

Each of the remaining lots occupies an entire floor

Lot 4 of 124 m2 is fully fitted out for medical specialist use

Lots 5, 6 are (124m2) - development incentives for your fitout

Lot 7 (104m2) occupies the entire top floor - development incentives for your fitout

Each lot has access to the roof deck/BBQ for entertaining and staff relaxation purposes

All come with 2 car spaces

Excellent Natural Light with floor to ceiling windows

Adjoins St Andrews Hospital

Walking distance to Roma Street Station, the Johnson Hotel and all the diverse attractions of Spring Hill which is about to be rejuvenated via the approved Spring Hill Development Plan.

Rates are \$7,490 per annum for each Lot (4, 5, 6 & 7).

Plastic Surgery Practice in Lots 2 and 3



## Photos

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490 Boundary Street, Spring Hill

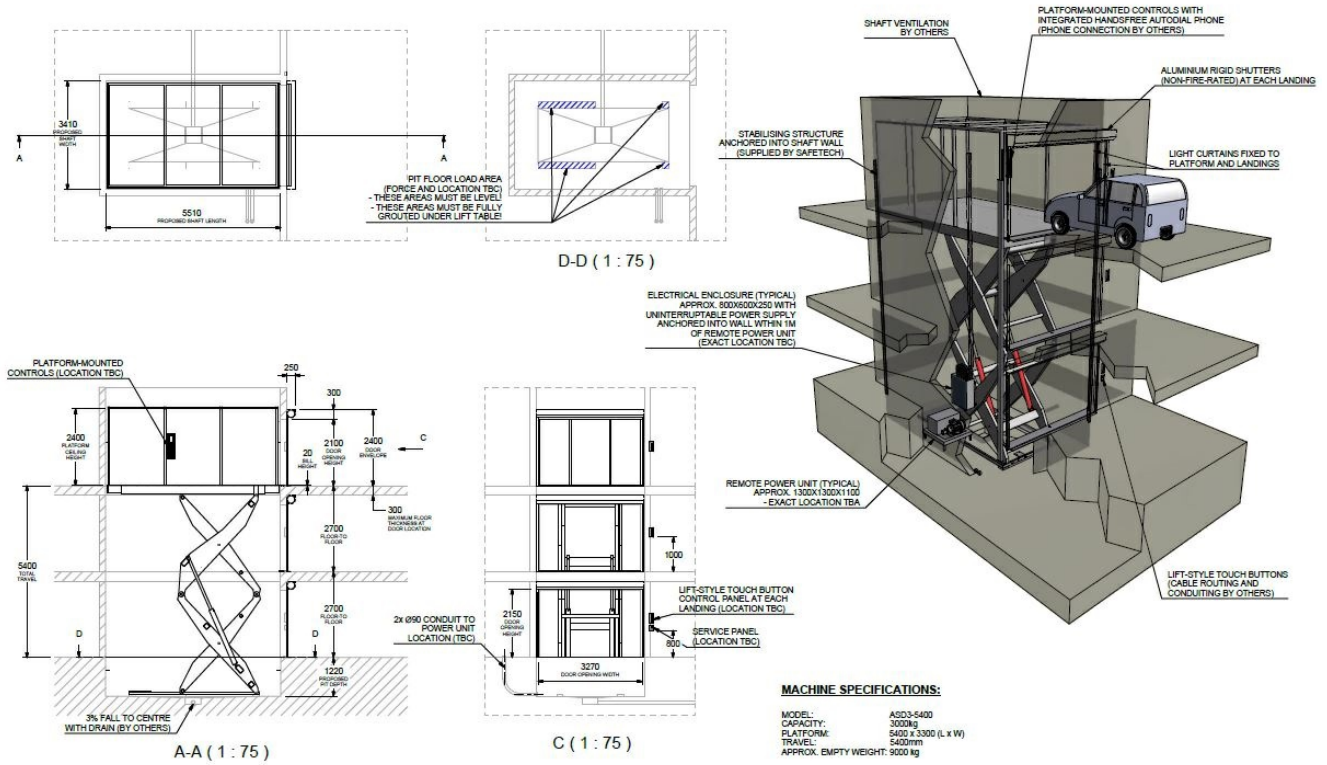
## Floor Plan

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# Car Lift





490 Boundary Street, Spring Hill

## Rates



**BRISBANE CITY COUNCIL** ABN 72 002 765 795

### Rate Account

**Property Location:** 4/490 BOUNDARY ST  
SPRING HILL

**Issue Date:** 28 Aug 2018

Account number  
[REDACTED]

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Bill number  
**5000 1033 8537 383**

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**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

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**Account Period**  
11 Jan 2018 - 30 Sep 2018

*The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).*


*Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.*

**Nett Amount Payable**

\$1,872.50

**Due Date**

27 September 2018



**BRISBANE CITY COUNCIL** ABN 72 002 765 795

### Rate Account

**Property Location:** 5/490 BOUNDARY ST  
SPRING HILL

**Issue Date:** 28 Aug 2018

Account number  
[REDACTED]

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Bill number  
**5000 1033 8537 391**

---

**Enquiries**  
(07) 3403 8888  
**24 hours 7 days**

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**Account Period**  
11 Jan 2018 - 30 Sep 2018

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*Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.*

**Nett Amount Payable**

\$1,872.50

**Due Date**

27 September 2018



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

## Rate Account

**Property Location:** 6/490 BOUNDARY ST  
SPRING HILL

**Issue Date** 28 Aug 2018



Account number



Bill number

**5000 1033 8537 409**

### Enquiries

(07) 3403 8888

**24 hours 7 days**

### Account Period

11 Jan 2018 - 30 Sep 2018

*The rates and charges set out in this notice are levied by the service of this notice and are due and payable within 30 days of the issue date. Full payment by the Due Date includes Discount and/or Rounding (where applicable).*

*Compounding interest of 11% per annum will accrue daily on any amount owing immediately after this date.*

### Nett Amount Payable

**\$1,872.50**

### Due Date

**27 September 2018**



Dedicated to a better Brisbane

BRISBANE CITY COUNCIL ABN 72 002 765 795

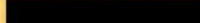
## Rate Account

**Property Location:** 7/490 BOUNDARY ST  
SPRING HILL

**Issue Date** 28 Aug 2018



Account number



Bill number

**5000 1033 8537 375**

### Enquiries

(07) 3403 8888

**24 hours 7 days**

### Account Period

11 Jan 2018 - 30 Sep 2018

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### Nett Amount Payable

**\$1,872.50**

### Due Date

**27 September 2018**







490 Boundary Street, Spring Hill

## About Us

First National Commercial is the commercial property division of the First National Real Estate Group which has been established for over 30 years.

With 40 strategically located firms across Australia's major and regional centres, First National are well positioned to assist with all Commercial, Retail, Office, Industrial & Development property requirements.

Membership of the First National Real Estate Group (550 plus offices throughout Australia and New Zealand) enables First National Commercial to keep abreast of property developments, trends and major factors affecting the industry.

First National Commercial hand pick their personnel for the skills and experience they possess to effectively negotiate and manage the marketing process. It is most important that the sales or leasing teams have local hands on knowledge and a driving edge client base.

Whether it is the sale or leasing of a minor, mid or major asset, it is our goal to ensure that Client expectations are not only met, but exceeded.

Repeat business is what we strive to enjoy.



### George Koukides , Principal

Since starting in real estate in 1989 he has led the way, turning a small local agency into a diversified business.

George now has over 30 years of experience in all facets of real estate agency practice, property development, property investment and sales.

The reasons for his success are clear when you deal with George. His quick intellect, depth of experience and industry knowledge is exceptional.

His analytical approach, business acumen and understanding of property deliver the results for his loyal client base.

George holds a Bachelor of Engineering Degree from UQ.

To speak to George about he can assist you in Selling, Leasing or Managing your property, contact him on **0412 872 786**.



### Hiep Nguyen

Hiep has over 25 years Real Estate experience in both residential and commercial property.

Hiep's particular interests are Commercial and Residential developments and investments.

Many of Hiep's clients trust his opinion and advice and have been loyal to him for over 20 years.

To speak to Hiep about how he can assist you in Selling your property, contact him on **0414 311 262**.



George Koukides

0412 872 786

[georgek@metrofn.com.au](mailto:georgek@metrofn.com.au)



490 Boundary Street, Spring Hill

## Contact Us



**115 Boundary Street,  
West End QLD 4101**

**T 07 3840 5900**

**F 07 3840 5999**



## Disclaimer & Sources of Information

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### Disclaimer

Subject to the provisions of the Competition and Consumer Act 2010 and subject to any other non-excludable statutory provisions, FIRST NATIONAL COMMERCIAL gives notice that:

All information given in relation to this property whether contained in this document or given orally, is given without responsibility;

Intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as otherwise necessary;

No person in the employment of FIRST NATIONAL COMMERCIAL has any authority to make or give any representation or warranty in relation to this property.

### Sources of Information

We make no comment on and give no warranty as to the accuracy of the information contained in this report, which does not constitute all or any part of any offer or contract. Prospective purchasers / lessees must rely on their own enquiries. Zoning and land area details.

### Important:

The Agent reserves the right at any time to withdraw the property from sale. Buyers conduct due diligence investigations of the property strictly at their own expense and risk, and the Agent/Seller will have no liability in relation to such expenses. Consent by the Seller to the conduct by any potential purchaser of due diligence activities or investigations will not in any circumstances be construed as a representation that the Seller will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential.