

# 1004/10 Stratton Street, Newstead, Qld 4006

## Unit For Sale

Friday, 3 May 2024

1004/10 Stratton Street, Newstead, Qld 4006

**Bedrooms: 2**

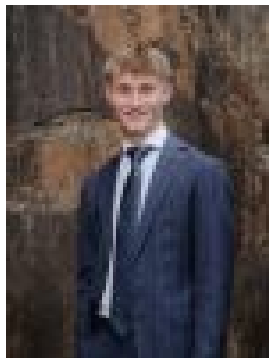
**Bathrooms: 2**

**Parkings: 1**

**Type: Unit**



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## Sale By Negotiation

Located in a vibrant lifestyle hub within the heart of Newstead, this large two-bedroom apartment is a must-see. Only steps from the riverfront and dining precincts of Gasworks and James Street, 'Aqua Apartments' boasts a coveted inner-city setting. Welcome to 1004 of 10 Stratton Street, Newstead. Capturing outlooks across Newstead, the open plan lounge and dining area is adorned with floor-to-ceiling glass. Adjoining this light-filled living space is a modern kitchen appointed with sleek stone benchtops, stainless steel appliances and a gas cooktop. Don't be mistaken, this open plan living and dining area is extremely spacious and boasts a functional layout coupled with the kitchen. The property boasts two spacious bedrooms with built-in wardrobes, along with two bathrooms, one of which is an ensuite to the master bedroom. A study nook is conveniently situated off the entryway. Ducted air-conditioning ensures comfort throughout the space. Security features include a secure building with intercom and on-site management. Additionally, residents have access to a basement carpark with a dedicated secure parking space. Indulge in the resort-style amenities of 'Aqua Apartments,' where the rooftop terrace beckons for stylish gatherings, the sparkling swimming pool invites relaxation, and the fitness center promises invigorating workouts. Notable Fees:- Body Corporate Fees: \$1528 per quarter (approx)- Sinking Fund: \$662,386.84- Council Rates: \$430 (approx)- Rental Appraisal: \$750 - \$775 per week Immersed in Newstead's bustling café precinct, this apartment is a stone's throw from Gasworks and James Street's boutiques, shopping, and restaurants. Enjoy excellent transport options, including proximity to buses, ferries, and Fortitude Valley train station. With the Riverwalk just moments away, residents can leisurely stroll along the water, exploring the neighbouring hubs of Teneriffe, New Farm, and Hamilton. A mere 7 minutes from the Howard Smith Wharves and a short 3km to the CBD, seize the opportunity to embrace this spectacular lifestyle. For an exclusive inspection, contact Nicholas McCluskey at 0416 121 550.