

**1006/365 Saint Pauls Tce, Fortitude Valley, Qld 4006**



**Sold Apartment**

Thursday, 11 January 2024

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**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 68 m2**

**Type: Apartment**



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**\$445,000**

If you're on the hunt for convenient urban living or seeking a low-maintenance investment opportunity, this apartment is not to be overlooked. Situated in the heart of the action, this nearly new designer apartment, crafted by the acclaimed teams of Rothelowman and Bruce Henderson Architects, is situated within the Alfred Street tower of the luxurious Coterie Apartments. The apartment's layout seamlessly flows through spacious open-plan kitchen and dining areas, featuring lofty 2.7-meter ceilings, abundant natural light, elegant timber flooring, double-glazed windows and doors, and refined high-end finishes. The breath taking views can be savoured from the comfort of the living areas, creating a captivating ambiance. The well-appointed kitchen is equipped with top-of-the-line Miele appliances, complemented by natural stone countertops and sleek matte black tapware, which also graces the bathroom and laundry spaces. Residents will enjoy exclusive access to the sixth floor, featuring beautifully landscaped gardens and outdoor seating—an ideal spot for relaxation and enjoying Queensland's pleasant weather. Additionally, they will have the privilege of accessing the building's private rooftop, which offers an expansive alfresco entertainment area, an infinity pool, sun decks, and meticulously landscaped gardens.

- Rooftop Swimming Pool
- Spacious bedroom with built-in wardrobes
- Split-system air-conditioning
- Ample storage throughout
- Secure car-space with visitor parking
- Fully lift-accessible with intercom access
- Walking distance to bars, dining and retail
- An array of public transport options nearby
- Rental Appraisal \$550-\$600 per week
- Body Corporate fees \$4,450.09 approx. per year
- Council Rates \$450 per quarter
- Sinking fund balance \$692,246.22