

**10810/88 Doggett Street, Newstead, Qld 4006**



**Sold Apartment**

Saturday, 11 November 2023

10810/88 Doggett Street, Newstead, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 55 m2**

**Type: Apartment**

**\$427,500**

Live in a very well maintained apartment that looks like new.Or invest with High Rental Yield : \$560 a week ( over 6%).You feel refreshed and immediately fall in love again with your home when you step into this expansive and light filled apartment. You relax into your favourite seat at the tall - glass - floor to ceiling - windows with your favourite drink looking into the calm blue pool and views of the city.You will be impressed with the expansive open space floor plan. This quiet and modern apartment has 1bedroom, 1bath and 1 secured car space.8 years young and very well maintained so it looks almost new.With High Ceilings and floor to ceiling Large Windows , which easily opens for natural ventilation, this apartment has the fresh and bright atmosphere allowing in natural light and ventilation. Summary of Features :Well maintained and looking like NEWHigh ceilingsFloor to ceiling large glass windowsWest / north west aspect looking into pool and city viewsExcellent acoustics provide a quiet homeWhite grey tiles throughout with quality Carpet in BedroomDucted air conditioning Ceiling fans in living area and bedroomModern pull down blinds with all windowsGas cook tops with Electric ovenElectric Clothes DryerMicrowaveLarge fridge spaceGood security : Lift at Secured Carpark goes directly to the floor of the apartmentAmenities:Swimming pool and SpaEntertainment area with kitchen and BBQ next to the poolWell equipped gymPosition : Just across Gasworks Cafes and Restaurants and Woolworths ensures convenience and the joy of modern living.Only 19 minutes walk to Fortitude Valley Train Station.Only 3km to Brisbane CBD Short walk to Buses to Brisbane CBDSchools nearby : New Farm Primary State SchoolFortitude Valley State Primary SchoolAll Hallows' SchoolGuardian Childcare and EducationRates etc:Body corp levies include insurance : \$4,553 approx a year ( \$87 approx a week)Sinking Fund balance : \$1,681,636 as at 7 September 2023Brisbane City Council rates : \$1,600 approx a yearRental appraisal : \$560 to \$580 a week unfurnished.For private inspection , please contact Eric : 0412829255