

11/758 Ann Street, Fortitude Valley, Qld 4006



Unit For Sale

Monday, 15 April 2024

11/758 Ann Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Area: 72 m2

Type: Unit



Dean Yesberg

0732311000

Auction

Smack bang in the heart of the entertainment precinct of the Fortitude Valley, so close to the city and James St precinct is this stylish New York-inspired loft apartment. The building, known as the 'Lautrec Lofts' was built in the 1930's as a brick factory and converted to apartments in the 90's. It comprises only 21 units. Unit 11 is a huge 72m², north-facing quietly tucked away from Ann Street on the 1st floor. The unit is well sound insulated with its solid brick build, and oozes charm featuring exposed wooden beams, red brick, high ceilings, and hardwood floorboards. The large living area leads out to a private covered patio area separated by large sliding doors. The living space is huge with plenty of space for a home office, there is a galley kitchen downstairs toilet and separate laundry. Up the steel industrial staircase you have your loft bedroom and ensuite. You are a short walk to some of Brisbane's best cafés and restaurants. As the sun goes down you can step out, enjoy live music, nightclubbing or enjoy the magnificent sunset over the iconic River City at one of the renowned local rooftop bars only metres away. It's not every day you get an opportunity to purchase a historic, character-filled, loft-style apartment in the heart of Fortitude Valley. This type of loft-style unit is always sought after by all types of buyers, whether you are an owner-occupier looking for a funky place to live or an investor looking for an easy-to-rent, low-maintenance property with the possibility of future development potential then this property is worth a look. Additional Features- Low Body Corporate Fees, Aprox \$2,750 per year- Rooftop BBQ area, great for a having few drinks with friends- Good size bathroom with an extra powder room on the lower level- Secure building with Intercom Access- Split system airconditioning - Amazing location, surrounded by Brisbane's best bars and restaurants- Sinking fund balance \$210,779.38- Council Rates Aprox \$480 per quarter- Current lease 4/10/24 at \$380 per week - New Rental Appraisal \$440 to \$460 per week This is a unique property and opportunity. The seller is determined to sell either at auction or before. Disclaimer: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accept no responsibility and disclaim all liability with respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. Auction: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.