

**1206/348 Water Street, Fortitude Valley, Qld 4006**



**Apartment For Sale**

Friday, 12 April 2024

1206/348 Water Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ethan Petrie  
0419232414

## OFFERS OVER \$589,000

Situated in a prime location, this residence offers a perfect blend of convenience, comfort, and style. Step into a sunlit haven with a spacious living area that seamlessly flows to an expansive 32 sqm balcony, providing the ideal setting for alfresco dining, relaxation, and entertaining while soaking in the mesmerising city skyline. The well-appointed bedrooms offer a tranquil escape with ample space and modern comforts, ensuring a peaceful retreat at the end of the day. The master bedroom features its own en-suite for added convenience and privacy. This resort style development has a tropical beach complete with swaying palm trees, multiple pools, waterfall water features, cabanas and bbq facilities. Add to this the massive gym and rumpus room located within a heritage listed building adjacent to the pool area. The rumpus room includes cooking facilities, lounges and a massive billiards table. Rates: \$480 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,520 p.q approx. Rental appraisal - \$675 - \$725 per week Buyers will love the location of this apartment with easy access to the Brisbane Showgrounds, the Tivoli live music venue and the RBWH just moments away. Enjoy the best of amazing restaurants, buzzing cafes, lively nightlife, cultural attractions, and vibrant atmosphere on offer. Abundant public transport options will make your daily commute a breeze. In-Room Auction Location: Ray White West End (5/156 Boundary Street, West End) Thursday 9th May 2024 at 11am Disclaimer 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.