

# 1302/977 Ann Street, Fortitude Valley, Qld 4006

## Unit For Sale

Tuesday, 20 February 2024

1302/977 Ann Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 56 m2**

**Type: Unit**



Nawal Awad  
0731100830

## Sale By Negotiation

Junction Estate Agents is excited to present this 2-bedroom, 1-bathroom apartment with storage galore. Perfect for first home buyers, downsizers, or those after a low-stress investment close to Brisbane CBD, this unit has all the modern conveniences needed for easy living. Walking into this stylish abode, you'll be greeted by the sleek and sophisticated kitchen, complete with pristine stone benchtops and state-of-the-art stainless steel appliances. Opposite the kitchen is the internal laundry, multiple storage cupboards, and a desk for working from home or studying. The simple, stylish bathroom includes a shower with floor-to-ceiling tiles, and a basin with lots of storage room. The combined living and dining space is sleek and elegant, with tiles throughout and a large accordion window for letting fresh air and light in. The views from this room are expansive, with the building facing Fortitude Valley and the surrounds. The main bedroom shares this view, with floor-to-ceiling windows covering an entire wall, plus shorter windows along the side bringing in plenty of sunlight. The built-in wardrobe is 3-metres long, providing ample storage space for clothing and personal items. The second bedroom also has built-in storage, plus a corner window for light. This apartment has fans and recessed downlights throughout, as well as ducted air conditioning for those warmer days. Security is paramount, with the intercom allowing for added peace of mind when visitors stop by to say hello. The unit also comes with a secure car space, meaning you won't need to spend time circling the block looking for a park. Located within the complex Broadway On Ann, this unit gives you access to resort-style facilities including a rooftop level that features a gym, pool, BBQ area, and several entertaining spaces. 1302/977 Ann St is walking distance to a number of exciting amenities, including Fortitude Valley's bustling entertainment precinct with its array of restaurants, bars and cafes. The Emporium is just a 2-minute walk away, with a variety of bars and eateries to visit. The well-known James Street is also nearby, known for its boutique shopping and trendy dining options. For those that like to see live shows, there are a number of venues a short stroll away. The Triffid is a 3-minute walk from your doorstep, while Fortitude Music Hall is just 900-metres away. Grocery shopping is also a breeze, with Gasworks Plaza 600-metres down the road. Furthermore, this apartment is conveniently located near several public transport options, including both buses and a ferry terminal, making it easy to get around the city and beyond. With its prime location and modern amenities, this 2-bedroom apartment is perfect for young professionals, downsizers, or those looking to invest in Brisbane's vibrant inner-city lifestyle. Contact Nawal Awad on 04 378 379 77 today to organise your inspection.