

**1304/107 Alfred Street, Fortitude Valley, Qld 4006**

**SONG**  
PROPERTIES

## Apartment For Sale

Saturday, 13 April 2024

1304/107 Alfred Street, Fortitude Valley, Qld 4006

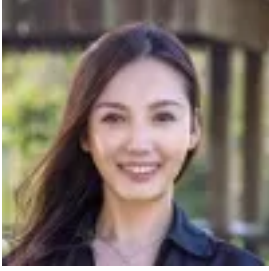
**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 166 m2**

**Type: Apartment**



Natalie Chow

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## For Sales

Discover the epitome of convenient urban living or seize a high-yielding investment opportunity with this nearly new, designer apartment. Located in the highly desirable Tower 2 of the luxurious Coterie Apartments, this property comes from the collaboration between the award-winning Rothelowman and Bruce Henderson Architects. Rental appraisal: \$1000-\$1200 per week Approximate rates: \$2200 per year Body corporate fees: approximately \$6500 per year Apartment Features: Open-plan living and kitchen space. Countertops of natural stone. Double-glazed windows for enhanced comfort. Built-in dishwasher for convenience. High-end Miele appliances. Spacious balcony for outdoor relaxation. Split system air-conditioning for year-round comfort. Rooftop pool and entertaining area for leisure. Garden terrace on level 6 for tranquillity. Full-time onsite management for peace of mind. Secure remote access, intercoms, and CCTV monitoring for security. Over 20 visitor parking spaces for guests. Nestled in a prime location, The Coterie is mere steps away from essential amenities. These include the Fortitude Valley train station (100m), a Metro Shopping precinct with over 30 retailers (100m), QUT Gardens Point (3.5 km), and the Brisbane Airport (a 15-minute drive). Plus, some of Brisbane's finest restaurants, bars, and entertainment venues are just a stroll away. Opportunities like this are rare and highly sought-after. Don't miss out! For more information, contact Natalie Chow at 0415 888 916