

**1309/167 Alfred Street, Fortitude Valley, Qld 4006**



**Sold Apartment**

Wednesday, 3 April 2024

1309/167 Alfred Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



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**\$610,000**

\* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb  
\* Inspection Information: For open homes and private inspections, meet at the front of "Valley House" 167 Alfred Street, Fortitude Valley. Discover urban living at its finest in this modern 2-bedroom apartment nestled in the heart of Fortitude Valley. Boasting a contemporary build from 2017, this residence offers unparalleled convenience with a myriad of amenities just moments away, including cafes, restaurants, shops, nightlife, and the vibrant Brisbane CBD. Step inside to find a spacious kitchen overlooking the dining and living areas, complemented by floor-to-ceiling windows that flood the space with natural light. Enjoy the outdoors on the wrap-around enclosed balcony, which leads to two Juliet balconies—one for each bedroom. Plus, indulge in the luxury of 5-star facilities within the complex, featuring a cinema, fully equipped gym, a pool accessible from all three towers and alfresco garden and BBQ areas.

**Apartment Details:** Level 13 of 30 North-West facing Modern, high-end finishes Spacious high-end kitchen overlooking lounge and dining area Gas cooking and stainless steel appliances Enclosed balcony last wraps around apartment (leading to 2 Juliet balconies on both bedrooms) Floor to ceiling windows creating an abundance of natural light Master bedroom with ensuite Fitted wardrobes Ducted air-conditioning Intercom Private carpark (not a stacker) Internal laundry

**Building Features (Valley House, Tower 2):** Built in 2017 3x towers 296 lots in complex (1000 approx across all towers) 2x lifts per tower 20-seat cinema, Fully-equipped gym Yoga space Pool on level 6 (accessible from all towers) Outdoor entertainment, garden and BBQ areas Secure fob access Hotel letting pool (FV Peppers) Units can be lived in, rented or used as an AirBNB

**Reception at Towers 1 and 3**

**Location:** Fortitude Valley Train Station - 1 min walk Fortitude Music Hall - 3 min walk Howard Smith Wharves - 12 min walk James Street Precinct - 10 min walk King Street & Bris Showgrounds - 8 min walk Woolworths Metro - 1 min walk Vic Park Off-Leash Dog Park - 17 min walk Gasworks Plaza - 20 min walk Suncorp Stadium - 7 min uber/ 2 train stops away (Roma Street) Central Station (Queens Plaza) - 1 train stop away South Bank - 3 train stops away/ 15 min cycle New Farm Park - 9 min cycle QUT Garden's Point - 12 min cycle Brisbane Airport - 12 min drive/ Air Train every 15-30 mins

**School Zones:** Brisbane Central State School (Prep to Year 6) - 4 min drive Fortitude Valley State Secondary College (Year 7 to Year 11) - 2 min drive Kelvin Grove State College (Year 12) - 7 min drive

**Rent:** Currently tenanted until 24/06/2024 for \$575.00 per week

**Rental Appraisal:** \$700.00 - \$750.00 per week

**Costs:** Body Corp Fees - \$1,290.36 per quarter approx (Includes admin, sinking funds and building insurance) Council Rates - \$480.00 per quarter approx Water Rates - \$300.00 per quarter approx

Interested in making an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/adeUJ>

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