

1415/977 Ann Street, Fortitude Valley, Qld 4006



Apartment For Sale

Thursday, 5 October 2023

1415/977 Ann Street, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Matthew Griffin

0431921272

OFFERS OVER \$619,000

Sparrow Real Estate is very excited to present this modern two-bedroom, two-bathroom apartment located in the heart of Fortitude Valley. Currently tenanted until July at \$710 per week, the unit is positioned on the fourteenth floor with amazing views to the south. Buyers will also appreciate the apartments quality fixtures and fittings, the open plan layout with direct connectivity to the balcony and the complexes proximity to a myriad of local conveniences. Inside features a neat and tidy kitchen with Caesarstone benchtop, electric oven and gas hob, pantry and versatile storage options. The open plan living / dining area provides access to a lovely balcony; perfect for relaxing or taking in the breathtaking views. Both bedrooms have built-in robes and a ceiling fan including your master which comes with a private ensuite and stunning views from both the bedroom and the ensuite. There's also a well-appointed main bathroom, laundry space, study nook and a single car space. Indulge in the exceptional amenities exclusive to residents. The rooftop pool offers a refreshing oasis to cool off during warm summer days, while the BBQ area invites you to host gatherings with friends and family. Stay active in the well-equipped gym, all while relishing panoramic views of the CBD. Positioned on the border of Newstead and Fortitude Valley, this property lets you savour the best of both worlds. Revel in the vibrant energy and cultural attractions of Fortitude Valley, while also relishing the sophisticated lifestyle and riverside charm of Newstead. Immerse yourself in a diverse range of dining options, trendy bars, boutique shopping, and picturesque parklands, all within easy reach. With this prime location, you truly have the best of both worlds at your fingertips. Additional Features: Currently tenanted until 23/07/2024 Current rental return - \$710 per week Built in 2016 Body Corporate Fees - Approximately \$1,432 per quarter Sinking Fund - Approximately \$1,075,000 as of the 31/08/2023 Council Rates - Approximately \$450 per quarter Water Rates - Approximately \$280 per quarter Zoned ducted air conditioning throughout Onsite Management Secure Intercom access Undercover secure parking BBQ dining areas Complex gymnasium & pool Pet friendly