

**1708/191 Brunswick Street, Fortitude Valley, Qld  
4006**



**Apartment For Sale**

Thursday, 13 June 2024

1708/191 Brunswick Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: Apartment**



Kirsten Walsh  
0431465152

## Offers Over \$570,000!

Owner occupiers must inspect this impressive 2 bedroom residence located in FV Peppers - Building number 1. Situated on the 17th floor, this home boasts a spacious open-plan design with fresh contemporary tones and abundant natural light. The floor-to-ceiling windows and alfresco-style balcony provide versatile space for year-round enjoyment. The open-plan kitchen, equipped with stainless steel appliances, is perfect for entertaining guests, whether you choose to seat them on the balcony or in the generous living/dining area.

Body Corp: Approx. \$5,328 pa  
Rates & Water: Approx. \$2,800 pa

Property features:-- Two Spacious bedrooms - Master with walk-through robe - One Modern bathroom - One Secure car space (CP 3 -111 N on P2) (standalone, not a stacker car park) - Well-equipped kitchen with gas cooking and stainless steel appliances - Located on level 17 - Total area approx. 71sqm; approx 67sqm internal - Building complete 2017 - Currently renting at \$645 per week including the car space - Apartment renting at \$590 per week unfurnished until 06/12/2024 - Car park rented separately at \$240 per month - 30 days notice required to end car park lease - Sold unfurnished - Rental potential approx. \$750 per week unfurnished and approx. \$850 per week furnished.

Complex Features: - Pool with pool bar, deck and garden - level 6 - 5 private areas that residents can book out - level 6 - 3 VIP Private Rooms, all with their own spa, bar and dining room - The FV Health Retreat - large gym and yoga studio - A moonlight cinema - Casual dining and bar area - Outdoor BBQ dining area, sun lounge and living areas

Located in a prime position in the heart of the Fortitude Valley. Walking distance to the CBD, the many restaurants and cafes the Fortitude Valley has to offer and the major forms of public transport!

For information regarding the Brisbane Inner City property market please go to [raywhiteiba.com.au/news](http://raywhiteiba.com.au/news) Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details.

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