

**1902/179 Alfred Street, Fortitude Valley, Qld 4006**

estate & co

## Apartment For Sale

Tuesday, 21 May 2024

1902/179 Alfred Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## For Sale

An exciting opportunity to purchase this modern and stylish one bedroom apartment with great views, situated in the exclusive FV Flatiron building. Soak up the Brisbane City life in this one bedroom + small study, one bathroom and beautifully designed apartment. The impressive kitchen features stone benchtops, stainless steel appliances, dishwasher and gas cooking. Flowing effortlessly into the light-filled living area, the private balcony boasts views of Brisbane's scenery. The bedrooms has floor to ceiling windows and built-in wardrobe. Take advantage of first class facilities at this unrivaled resort style landmark featuring a skyline pool and bar, impressive gym, yoga retreat and moonlight cinema. Set in the heart of buzzing Fortitude Valley with an array of shopping, dining and nightlife at your doorstep. The City, river walk and botanic gardens area also only a short walk away.

Unit 1902:- Views of the Valley, City and Story Bridge- One bedroom plus study/office space- Open plan dining/living- Air conditioning throughout- Balcony with option to open or enclose- Modern kitchen with stone benchtops, dishwasher and gas cooking- Spacious triple door built-in robe- Internal laundry- Easy maintenance

Flatiron building:- On site manager- Intercom- Visitors parking- Commercial size Gym- Resort style pool- Multiple entertaining areas- Cinema room

Location (approx.): \* Restaurants/cafe downstairs\* Walk to Chinatown, James Street, James Street Market, Brunswick Street Mall and Supermarket\* Train station - 130m \* Brisbane CBD - 400m\* Brisbane RNA Showground- 500m\* Howard Smiths Wharf - 700m\* River's edge - 1km\* Treasury Casino- 1.5km\* Queen Street Mall - 2km\* Riverstage, South Bank cultural precinct - 2km\* NEW Queens Wharf - 2.2km \* Brisbane Convention Centre -2.5 km\* Brisbane Powerhouse -2.8 km\* Suncorp Stadium- 3km\* Woolloongabba Cricket Ground (THE GABBA) - 3.7km\* Southbank/West End - 5km\* Brisbane Airport- 12 km

Nearby university campuses:\*QUT Kelvin Grove, 2 km\*QUT Gardens Point, 3 km\*Griffith University South bank, 4.2 km\*UQ St Lucia Campus, 9.5 km\*Griffith University Mount Gravatt, 12.8kmGriffith University Nathan, 14km

Financials (approx.) :Council rates - \$480 per quarterBody Corporate - \$1640-\$1780 per quarterRental Appraisal - \$470 - \$525 per week

Tenancy until - January

This property is being sold without a price and therefore a price guide unfortunately cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.

DISCLAIMER: Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. Some pictures may be indicative only. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.