

20202/1055 Ann Street, Newstead, Qld 4006

GRACZYK THOMPSON

Apartment For Sale

Sunday, 3 December 2023

20202/1055 Ann Street, Newstead, Qld 4006

Bedrooms: 1

Bathrooms: 1

Type: Apartment



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Offers over \$380,000

Presenting an exceptional opportunity at residence 20202 in Laguna, Newstead, behold a charming haven destined for first-home seekers or astute investors. This residence welcomes you with a smart and convenient layout, boasting an abundance of natural light and all modern comforts. The large living room is framed by floor to ceiling sliding glass doors that open to a Parisian balcony allowing natural light to flood the living space. A modern kitchen with a gas cooktop, stone benchtops, dishwasher and plenty of storage forms the hub of the home flowing easily with your open plan dining and living space. Generous in size for an inner city one bedroom unit, the large bedroom boasts plush carpet, ceiling fan and cavity slider doors that expand the space to the living and hallway area, making the apartment feel open and spacious. Appealing to both investors and owner occupiers, residence 20202 is currently tenanted until December 2023 with a rental appraisal of \$500 - \$520 per week. Appealing to astute investors the property has a potential to return an 7% rental yield unfurnished and a huge 8% rental yield fully furnished. For those looking to move in you can do so from December 2023...which is only around the corner. Ideally located in a highly convenient pocket of trendy and sought-after Newstead is this contemporary, low-maintenance apartment. Only a short stroll to Gasworks Plaza, local boutiques, cafes and restaurants, you won't need the car to enjoy all that this fantastic location has to offer. 'Laguna' Newstead offers a great inner city lifestyle with onsite undercover secure parking, well equipped gym in the complex, and a resort style lap pool with sun lounges and BBQ facilities. Property Features:- Ducted air-conditioning and ceiling fans throughout- Modern kitchen complete with; gas cooktop, stone benchtops, dishwasher, microwave and plenty of storage- Open plan kitchen, living and dining space- Large sliding glass doors running the width of the apartment leading to the private balcony- Covered Parisian balcony- Spacious bedroom with plush carpet, ceiling fan and built-in-robe- Contemporary bathroom with shower and plenty of storage- European laundry in the main bathroom- NBN ready- Pet friendly building Rental Appraisal:- \$500 - \$520 per week unfurnished- \$600 - \$620 per week fully furnished- Potential 7 - 8% rental yield! Building Features:- Resort style pool with BBQ facilities- Gym- Lift access- Secure swipe access- Intercom- Onsite visitor parking- Onsite manager Location and Transport:- Unbeatable location; within easy walking distance of James St Shopping and Dining Precinct, Calile Hotel, Emporium, Gasworks and an endless list of cafes, shops and restaurants- In and Outbound bus stops on Ann St including the City glider bus- Less than 2km to Brisbane CBD- 850m to Fortitude Valley train station Please contact Blair on 0468 791 950 or blair@gtpartners.com.au for further information and to book an inspection of this property. *Every care and due diligence has been taken in the preparation of this listing. The agency and owner assume no responsibility for the accuracy of the content, and encourage all prospective buyers to conduct their own research.