

# 21/22 Barry Pde, Fortitude Valley, Qld 4006

## Unit For Sale

Wednesday, 1 May 2024

21/22 Barry Pde, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 86 m2

Type: Unit

## FOR SALE

This terrific two-bedroom, two-bathroom unit features a spacious living area and kitchen with an abundance of natural light, views and breezes or why not do what most people do and step out onto the balcony and take it all in from there. The kitchen has plenty of bench and cupboard space, gas cooking, dishwasher, and the added advantage of opening straight out onto the entertainer's deck, just perfect for when you have guests. The huge lounge-dining divides the unit from front to rear and opens out onto the deck through full size bi-fold doors, this feature really expands your living space. The bedrooms are generously sized, both with robes, the master with ensuite and the 2nd opens out onto the deck. The main bathroom boasts a bathtub and laundry combo keeping life simple. The apartment is conveniently placed smack bang on the border between the City and the Valley, not only do you get to enjoy convenient access to the city and the beautiful riverwalk, but also the glorious food and nightlife the Valley has to offer. Public transport options are virtually at your door, making it just so easy for you to get around. If you still have the need for a vehicle, there's good news, the unit comes with one car park, so you can rest easy knowing your auto baby has a secure place to sleep! To summarize what this Unit includes:

- Fully ducted air conditioning
- Stylish Secure Foyer and Lift
- Expansive Lounge, Dining, and fully equipped kitchen
- Entertainers Balcony/Deck to help you unwind after a long day.
- 2 Comfortable Bedrooms with Built-in.
- 2 Bathrooms including ensuite and laundry combo.
- 1 Remote Garage Car Space
- Woolworths, 24/7 Gym, St James College, Chinatown, the CBD, and River Boardwalk at your doorstep!
- Bus and Rail transport options or grab a scooter to head into the City or Valley.

Fast Facts:

- Brisbane City Council Rates \$481 per ¼
- Body Corp Fees \$2,040 per ¼
- Urban Water \$395 per ¼

Your contact for this great location is Peter Tornabene on 0412 879 136