

2204/107 Alfred Street, Fortitude Valley, Qld 4006

Place. 

Unit For Sale

Friday, 15 March 2024

2204/107 Alfred Street, Fortitude Valley, Qld 4006

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 169 m2

Type: Unit



Taj Suffolk
0412278883



Simon Caulfield
0437935912

For Sale

Returning a projected yield of over 7% p/a*, you can buy this property from as little as a 2% deposit instead of 20%*. With monthly repayments as low as \$2,761**, this City residence is the one you've been looking for. Only moments from Fortitude Valley's exciting culinary, retail and cultural attractions, this three-bedroom apartment has been architecturally designed to impress. Boasting sophisticated interiors, stunning views and access to resort-style facilities, this immaculate property invites you to enjoy a brilliant lock-up-and-leave lifestyle or strong investment. Looking out to the dazzling city skyline and iconic Story Bridge, the residence exudes modern refinement with its timber-look floors, lofty ceilings and fresh white colour palette. Full-height glass showcases the picturesque outlook and creates an airy atmosphere. Forming the heart of the apartment, a spacious living area adjoins a generous dining space. Both spill out onto a covered balcony commanding mesmerising urban views. Here, gather family and friends for a relaxed al fresco meal or sunset drinks. Finishing the central living area, a designer kitchen displays stone benchtops, European appliances and ample cupboard storage. Those who prefer to dine out will appreciate the myriad of renowned dining options essentially right on their doorstep. Linked to its own balcony, a sizeable master bedroom encompasses a walk-in robe. An attached ensuite features floor-to-ceiling tiling, dual vanities and a separate shower and freestanding bath. Two additional bedrooms benefitting from built-in robes are serviced by a well-appointed main bathroom. Complete with rare secure parking for two cars (side-by-side), the property also includes an internal laundry and ducted air-conditioning. Ensuring a wonderful lifestyle, the complex has a spectacular swimming pool and sunbathing decks. Close to the fashionable James Street, Gasworks Plaza and Howard Smith Wharves precincts, this impeccable residence is also just a leisurely stroll from the Fortitude Valley train station. Scenic riverwalks, numerous city-bound bus stops and the soon-to-be-reimagined Victoria Park are minutes away. Positioned within the Brisbane Central State School, Fortitude Valley State Secondary College and Kelvin Grove State College catchment areas, this fantastic apartment is near Saint Joseph's College, Brisbane Grammar School and Brisbane Girls Grammar School. QUT's Kelvin Grove and Gardens Point campuses are a stone's throw away, as are UQ's Saint Lucia and TAFE Queensland's South Bank campuses. Do not delay – call to arrange an inspection today.

Additional Information
Body Corporate Contributions Admin fund: \$1,072.51 per quarter approx.
Sinking fund: \$436.41 per quarter approx.
Insurance: \$238.66 per quarter approx.
Total Contributions: \$1,747.58 per quarter approx.
Council Rates: \$484.20 per quarter approx.

*Subject to qualification. Terms and conditions apply. Using a deposit finance loan provided by Invox Deposit Finance Pty Ltd ABN 76 107 973 544 Australian credit licence 384530. Terms and conditions, fees and charges, and credit criteria apply.

**Monthly cost amount is an estimate based on monthly net rental income from the property less estimated monthly borrowing cost. Monthly net rental income is based on actual historical rental income amounts for the subject property received after property related expenses, such as property management and maintenance have been deducted on a per month basis, then averaged for calculation purposes. Depreciation and/or tax benefits which relate to personal income, negative gearing or capital gains tax are excluded. Actual monthly cost could vary depending on interest rates, rental market, and other factors. We strongly advise you to seek independent advice from a professional quantity advisor and tax expert in relation to depreciation and tax. Detailed workings of these projected costs are available from Invox Deposit Loans.

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