

**3007/179 Alfred Street, Fortitude Valley, Qld 4006**

Equity  
PROPERTY MANAGEMENT

**Apartment For Sale**

Thursday, 13 June 2024

3007/179 Alfred Street, Fortitude Valley, Qld 4006

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 124 m2**

**Type: Apartment**



NICOLE HAY

## Offer Over \$1.25 Million

Welcome to Flatiron: Majestic, sophisticated, and impeccably designed, this residence sets a new standard for luxury living in Brisbane. Immerse yourself in urban refinement within this unprecedented Penthouse, where meticulous attention to detail creates an unparalleled living experience. Crafted to perfection, this exceptional residence effortlessly blends indoor and outdoor spaces, beckoning you to embrace the essence of contemporary city living. Engage with the captivating panoramas stretching beyond floor-to-ceiling glass panels, crafting an uninterrupted visual masterpiece that extends from the iconic Story Bridge to the majestic silhouette of Mount Coot-Tha. Experience opulent modern luxury and indulge in contemporary elegance, complete with state-of-the-art amenities such as sophisticated lighting, custom-crafted timber cabinetry, and top-of-the-line Miele appliances. This polished residence boasts three luxurious bedrooms, a lavish main bathroom, and a master retreat featuring a spacious walk-in robe and a decadent ensuite, offering the embodiment of comfort and style.

**Exclusive Amenities and Unmatched Lifestyle.** From your private balcony to the exclusive FV Private Residence Club, spanning 3,000 sqm on level 6, indulge in facilities rivaling the world's finest hotels. Lounge by the U-shaped pool with a swim up to bar, entertain in one of five private areas, or rejuvenate body and mind at the FV Health Retreat's state-of-the-art gym and yoga studio.

**Prime Tenancy and Investment Opportunity.** Currently tenanted with a rental return of \$1,140 per week. Leased till August 2024. The Penthouse offers both luxurious living and lucrative investment potential. With its prime location within walking distance of the CBD and vibrant dining and entertainment options, seize this rare opportunity to own a piece of Brisbane's most prestigious address.

**Exclusive Building Amenities:**

- A swim up pool bar, deck chairs, and lush gardens offering magnificent views
- Five private areas available for exclusive bookings to entertain guests
- Three VIP private rooms, each with its own spa, bar, and dining area
- The FV Health Retreat, featuring a state-of-the-art gym and yoga studio
- A moonlight cinema for evening entertainment
- Casual dining and bar areas
- Outdoor sun lounge and living spaces

**Penthouse Exclusive Features:**

- Breathtaking views of Brisbane City, the river, the iconic Story Bridge, and Mount Coot-Tha
- Three luxurious bedrooms and two elegant bathrooms
- Two side-by-side car parks
- Secure storage cage
- Positioned on level 30 with modern fixtures and fittings throughout
- Floor-to-ceiling glass windows for uninterrupted views

Secure your new residence in the prestigious FV Flatiron Residences today and embark on a journey to experience the apex of New York-inspired luxury living, nestled right here in the vibrant heart of Fortitude Valley. The essence of metropolitan sophistication.

Body Corporate: \$2,017 per quarter  
Council Rates: \$485 per quarter  
Water & Sewage: \$315 per quarter (approx.)

**Disclaimer:** The information provided by Equity Property Management Pty Ltd has been meticulously verified. However, the Company assumes no responsibility for any inaccuracies or omissions. Prospective buyers are advised to conduct their own investigations to verify the information provided.