

30501/24 Stratton Street, Newstead, Qld 4006

Unit For Sale

Friday, 14 June 2024

30501/24 Stratton Street, Newstead, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 66 m2

Type: Unit



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Sale By Negotiation

Welcome to your very own inner-city oasis at 30501 of 24 Stratton Street, Newstead. Say hello to contemporary living, where seamless indoor to outdoor flow awaits. Whether you're looking for a place to call home or a smart investment, this residence has it all. Step inside and discover the spaciousness of TWO (2) well-appointed bedrooms, each featuring built-in wardrobes. The TWO (2) contemporary bathrooms boast elegant soft woodgrain cupboards and stone vanities. The open-plan living area effortlessly turns onto the balcony utilising the bifold doors providing a picturesque outlook over Newstead - This functional design gives you the ability to extend the internal living space when closed and extend the balcony space when opened. The kitchen is both functional and stylish, showcasing stone benchtops, a gas stove, built-in microwave, and clever storage solutions. Enjoy the convenience of ducted air conditioning throughout the entire apartment, tiled living areas, ceiling fans, and an intercom system. 'St Tropez' residents are treated to luxurious amenities, including a shared swimming pool, a well-equipped gymnasium, and a delightful poolside entertaining terrace for gatherings with friends. Notable Information:- Body Corporate Fees: \$955 per quarter (approx)- Sinking Fund: \$2,035,188.97- Brisbane City Council Fees: \$430 per quarter- Rental Appraisal: \$700 - \$725 Per Week (Currently tenanted until 21/8/23) Perfectly positioned, this residence offers easy access to bus stops, Gasworks Plaza, Waterfront Park, James Street, The Calile, and The Valley. Embrace the dynamic neighborhood with its trendy bar and craft brewing scene, not to mention the renowned Triffid venue. If you're captivated by the allure of this sought-after suburb, don't miss the chance to arrange your inspection. Contact Nicholas McCluskey at 0416 121 550 and take the first step toward making this contemporary oasis your own.