

30703/24 Stratton Street, Newstead, Qld 4006

Unit For Sale

Thursday, 21 March 2024

30703/24 Stratton Street, Newstead, Qld 4006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 75 m2

Type: Unit



Nicholas McCluskey
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Sale By Negotiation

Nestled in the heart of Newstead's vibrant lifestyle hub, discover this captivating two-bedroom apartment on the seventh floor of the esteemed 'St Tropez' apartments. Boasting views that stretch like an urban masterpiece, this residence invites you to experience luxury living at its finest. Positioned mere steps from the riverfront and the culinary delights of Gasworks and James Street, 30703 of 24 Stratton Street is a sanctuary of sophistication. This rare layout is one not to be missed. Step into the open-plan lounge and dining area, bathed in natural light streaming through floor-to-ceiling glass. The sleek modern kitchen, adorned with stone benchtops, stainless steel appliances, and a gas cooktop, seamlessly integrates with the living space and oversized balcony. This expansive layout offers not just space, but a seamless flow that enhances the overall functionality. To the left, a spacious bathroom services the two bedrooms, both with built in mirrored robes and floor to ceiling windows. Indulge in the resort-style amenities where the sparkling swimming pool invites relaxation, and offers a space for friends and family to catch up and have a barbeque and the fitness center promises invigorating workouts. Key Details: Body Corporate Fees: \$995 per quarter (approx) Sinking Fund: \$1,761,379.12 Council Rates: \$430 (approx) Rental Appraisal: \$675 - \$700 per week Currently tenanted until 16th April 2024 at \$580 Immersed in Newstead's bustling café precinct, this apartment is a stone's throw from Gasworks and James Street's boutiques, shopping, and restaurants. Enjoy excellent transport options, including proximity to buses, ferries, and Fortitude Valley train station. With the Riverwalk just moments away, residents can leisurely stroll along the water, exploring the neighbouring hubs of Teneriffe, New Farm, and Hamilton. A mere 7 minutes from the Howard Smith Wharves and a short 3km to the CBD, seize the opportunity to embrace this spectacular lifestyle.