

**31113/24 Stratton Street, Newstead, Qld 4006**



**Sold Apartment**

Tuesday, 5 September 2023

31113/24 Stratton Street, Newstead, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Miles Peng

0450542316

**\$588,000**

This adorable East Facing 2 bed 2 bath apartment is conveniently located less than 1.5km to Brisbane's CBD, and is within walking distance to Gasworks and James Street Precinct. Easy public transport to the CBD. Unit 31113 is located on level 11, features a balcony with great view across inner Brisbane and beyond to the mountains. Completed in recent years, this executive apartment was built by renowned Hutchinson Builder's assuring contemporary style and comfort. This exquisite 2 beds 2 bath apartment is Ideally suited to first home buyers, astute investors, executive couples, lifestyle seekers. Indulge in the impressive selection of premium on site amenities including a sparkling lagoon style swimming pool, extensive gymnasium overlooking the lush greenery, barbeque area, high-speed lifts and on-site management.- Airy open plan living space- East facing natural light through floor-to-ceiling glass.- BOSCH kitchen appliances, stone benchtops, custom cabinetry, gas cooking- King bed size Master bedroom with ensuite- Guest room with mirrored built-in wardrobe and a study nook, which created a peaceful work from home environment- large mirror built-in wardrobes- Ducted air conditioning throughout with Ceiling fans and recessed block out blinds- Separate internal laundry - Plenty of storage space- 1 Secure parking and bike storage- Resort-style lagoon pool, recreational BBQ area, lush greenery- Air-conditioned Onsite gym with quality equipment overlooking Capri Waterfall- NBN Connected, secure intercom access, security cameras access throughout- Under two kilometers to Brisbane CBD, 15 mins to BNE Airport- Low annual body corporate fees with onsite management- Strong rental with estimated rental return: \$700-\$730/week- Pet friendly building- Low Body Corp approx. \$87/week- Rates approx. \$1,850/annum- Off street and visitor parking

South-East Queensland is earmarked for substantial growth, with large groundbreaking infrastructure currently underway in addition to the upcoming 2032 Olympic Games being held in our beautiful River City. This is an outstanding opportunity to acquire a beautiful apartment in one of Brisbane's most desirable locations. The owners are motivated to sell, making this a must-see property. Don't miss your chance to make Unit 31113/24 Stratton Newstead your new home. Contact Carmen and Miles today to arrange an inspection.