

**31608/191 Brunswick Street, Fortitude Valley, Qld
4006**



Unit For Sale

Tuesday, 12 March 2024

31608/191 Brunswick Street, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 68 m2

Type: Unit



Peggy Liu

0733993744

Offers over \$579,000

*** Please scroll down to find financial information on this property***Welcome to FV Peppers, a luxury landscape comprising of three towers - Flatiron, Valley House and No.1. This development is an artful melding of architectural brilliance and innovative design.Situated in Tower Number 3 on Level 16, this apartment is fitted with floor to ceiling windows to enjoy the fantastic panoramic views and to allow plenty of natural light to flood through. The open plan kitchen with stainless steel appliances allows you to easily entertain guests and seat them either in the alfresco balcony or the spacious kitchen/dining area. This apartment would suit both the owner occupier looking for a luxurious Inner City pad or the astute investor, due to the prime location and fantastic rental returns.Property Features:* Great valley and city views throughout from the 16th floor* Open plan living and dining room with floor to ceiling double glazed windows and doors* 2 bedrooms, both with mirror built-in robes with the master connecting to the secure undercover balcony * Modern design kitchen with stone bench tops, stainless steel gas cooktop, electric oven and dishwasher * Polished floorboards in living areas and carpet in bedrooms * Ducted air-conditioning throughout * Modern bathroom with built in laundry* NBN Ready* Secure complex with intercom access* One secure undercover car space (normal car space) * Currently tenanted at \$ 550 per week till the 21/06/24Complex Features:* Resident Access to the Five Star FV PRIVATE CLUB - including Skyline Pool, FV Health Retreat, Moonlight Cinema, VIP Lounges and Tropical Retreat* Exclusive Access to the Five Star FV PLATINUM CLUB - including No.1 Rooftop Level Pool, Spa, BBQ Area, Business Club-* FV Health Retreat is a commercially equipped Gym and Yoga Retreat with generously supplied state-of-the-art Life Fitness equipment.- Secure Access to building and apartment levels with CCTV secLocation: *100m Bus Stop*130m Fortitude Valley Train Station*200m Chinatown*210m Brunswick Street Mall*400m Brisbane CBDBody Corporate Levies: \$2,020 approx. every 4 monthsTotal in Sinking Fund: \$773,414.73BCC Rates: \$485 approx.per quarter QUU Water Rates: \$ 240 approx. per quarter (excluding water usage)