

**32511/191 Brunswick Street, Fortitude Valley, Qld
4006**



Sold Apartment

Wednesday, 20 March 2024

32511/191 Brunswick Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Type: Apartment



Peter Evans
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John Rohde
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\$385,000

* Information about outgoings, rent return and how to make an offer can be found towards the bottom of the advert blurb
* Inspection Information: For open homes and private inspections, meet at 191 Brunswick Street, Fortitude Valley at front of building entrance. Discover contemporary urban living at its finest in this sleek 1-bedroom apartment nestled in the heart of Fortitude Valley. Boasting an inviting open kitchen and living room area, perfect for both relaxing evenings and entertaining guests. Enjoy the abundance of natural light streaming through the enclosed balcony, creating a serene atmosphere to unwind. Plus, maximize productivity with the convenient study nook, ideal for remote work or personal projects. Plus, indulge in the luxury of 5-star facilities within the complex, featuring a cinema, fully equipped gym, and two swimming pools. Apartment Details: 56m² Level 25 of 30 Modern, high-end finishes Spacious open kitchen Gas cooking and stainless steel appliances Study nook Enclosed balcony with floor to ceiling glass Ducted air-conditioning Bedroom with fitted wardrobe and floor to ceiling windows Intercom Internal laundry Building Features ("No 1", Tower 3): Built in 2019 30 levels 3x towers in complex 316 lots in tower approx (1000 approx. across all towers) 2x lifts in tower 20-seat cinema Fully-equipped gym - one you'd actually want to use! Yoga studio Pool on level 6 (accessible from all towers) & Rooftop pool exclusive to residence of this tower Outdoor entertainment, garden and BBQ areas Secure fob access Hotel letting available (FV Peppers) Units can be lived in, rented or used as an AirBNB Reception at Towers 1 and 3 Location: Fortitude Valley Train Station - 1 min walk Fortitude Music Hall - 3 min walk Howard Smith Wharves - 12 min walk James Street Precinct - 10 min walk King Street & Bris Showgrounds - 8 min walk Woolworths Metro - 1 min walk Vic Park Off-Leash Dog Park - 17 min walk Gasworks Plaza - 20 min walk Suncorp Stadium - 7 min uber/ 2 train stops away (Roma Street) Central Station (Queens Plaza) - 1 train stop away South Bank - 3 train stops away/ 15 min cycle New Farm Park - 9 min cycle QUT Garden's Point - 12 min cycle Brisbane Airport - 12 min drive/ Air Train every 15-30 mins School Zones: Brisbane Central State School (Prep to Year 6) - 4 min drive Fortitude Valley State Secondary College (Year 7 to Year 11) - 2 min drive Kelvin Grove State College (Year 12) - 7 min drive Rent: Currently tenanted until 10/07/2024 for \$420.00 per week Rental Appraisal: \$500.00 - \$530.00 per week unfurnished Costs: Body Corp Fees - \$1,290.36 per quarter approx (Includes admin, sinking fund and building insurance) Council Rates - \$485.00 per quarter approx Water Rates - \$280.00 per quarter approx Ready to make an offer? At JJ Property, we ensure transparency with our online offer portal. You will be in the loop throughout the process, know if your offer is the top offer and know when bids are closing. Contact us or copy and paste this link to get started: <https://shorturl.at/drvHS> Disclaimer: Whilst every care is taken in the preparation of the information contained in this marketing, JJ Property will not be held liable (financially or otherwise) for any errors or omissions relating to the property, contents and/or facilities in the property or complex. All interested parties should rely upon their own investigations to determine whether the property is suitable for their needs and all contents and facilities are present.