

**4/53 Warry Street, Fortitude Valley, Qld 4006**



**Unit For Sale**

Tuesday, 11 June 2024

4/53 Warry Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Arthur Conias - Toowong

## Offers over \$350,000

Annual Body Corp: \$2,400 approx. Rent: \$500 per week BCC: \$386 per quarter Discover modern city living at its finest with this ground floor 1-bedroom unit, perfectly situated between the vibrant hubs of Spring Hill and Fortitude Valley. This property offers the ideal blend of convenience and low maintenance, featuring direct access through a private courtyard and a back balcony that opens to a luxurious infinity pool. Ideal for investors seeking high returns and low upkeep, or first-time homebuyers looking to embrace an urban lifestyle.

- Open-plan living and dining area with air conditioning for optimal comfort
- Exclusive use front courtyard providing private access from Warry Street
- Spacious bedroom with ensuite, featuring direct access to the balcony and pool area
- Well-maintained complex boasting a stunning infinity pool
- Secure car space included, with ample on-street parking and visitor car spaces
- Positioned on a quiet street away from the bustling nightlife of Fortitude Valley
- Proximity to Brisbane CBD, offering endless shopping, dining, and entertainment options
- Walking distance to Royal Brisbane Women's Hospital, Brunswick St Mall, and James St Shopping Emporium
- Easy access to public transportation, including a short walk to the Valley train station
- Located near the Royal Brisbane Showgrounds, home of the Brisbane EKKAW

Whether you're an investor capitalizing on a high net return or a first-time buyer eager for an inner-city lifestyle, this unit presents an exceptional opportunity in a prime location.\* Important \* Whilst every care is taken in the preparation of the information contained in this marketing, Arthur Conias Real Estate will not be held liable for any errors in typing or information. All information is considered correct at the time of publishing.