

**404/71 Doggett Street, Newstead, Qld 4006**



**Sold Apartment**

Saturday, 18 November 2023

404/71 Doggett Street, Newstead, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Shana Yung

**\$765,000**

This stunning residence is situated on the 4th level, boasting a coveted north-east facing corner position with over 88sqm of total space. As you step inside, you'll be greeted by serene area views and an abundance of natural light flooding the open-plan living area. The interior features a striking contrast of wooden cabinetry against sleek black architectural fittings and fixtures. Floor-to-ceiling sliding doors, elegant lighting, and geometric tiles in shades of grey add to the modern aesthetic. Nero Newstead offers a five-star hotel-like experience with a range of amenities designed for your comfort. Residents can take advantage of onsite management, a library, conference room, sauna, well-equipped gym, BBQ area, and a fully furnished lounge function area, all available year-round. Key features of this exceptional residence include: -Master bedroom with walk-through robe, ensuite, and balcony access -Spacious second bedroom with built-in robes and ample natural light -Gourmet kitchen featuring a gas cooktop, Caesarstone benchtops -Ducted air conditioning and ceiling fans throughout -High ceilings that add to the sense of space -Euro-style built-in laundry -Privacy blinds on windows and doors -One secure car space conveniently located near the lift -Elevator in the complex, along with ample visitor parking -Enjoy the pool, fully equipped gym, sauna, and steam room -Relax at the barbecue area, Teppanyaki bar, pizza oven, and dining facilities -Residents' lounge event space complete with a fireplace and bar -Council Rates approximately \$406 -Body Corporate fees of approx \$5445 per annum -Sinking Fund balance of \$695,202.16 -Current rental income of \$780 per week Nero Newstead's exceptional location ensures you have an array of dining, shopping, and entertainment options right at your doorstep, including the James Street Precinct, Gasworks, and Teneriffe. Additionally, you'll find a nearby dog park and Riverwalk for outdoor activities, along with convenient access to excellent public transport options. \*For more information or to arrange a private viewing, give Shana Yung a call at 0422 938 251. **DISCLAIMER:** Please note that although we have made every effort to ensure the accuracy of the information presented in this property listing, it is not intended to be a warranty or representation by the vendor or agent. We have gathered all information from reliable sources, but interested parties should conduct their own inspections, inquiries, and searches with all relevant authorities.