

**409/9 Machinery Street, Bowen Hills, Qld 4006**



**Sold Apartment**

Thursday, 24 August 2023

409/9 Machinery Street, Bowen Hills, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 65 m2**

**Type: Apartment**



Peter Evans  
0733693651



John Rohde  
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**\$393,000**

Inspection Information: for open homes and private inspections, please meet at the front of the complex's sliding glass entry door, complex named Emerald in The Green, at 9 Machinery Street located on the corner of Machinery Street and Constance Street. All you need in the heart of Bowen Hills! This stylish 1 bedroom, 1 bathroom apartment is nestled in a prime location, just moments away from the heart of the city. Embrace the buzz of city life while enjoying the tranquillity of your own space. Outside, a vibrant world awaits. Indulge in a lifestyle that blends the best of city living with a touch of serenity. Explore the bustling array of nearby cafes, boutique shops, and gourmet restaurants, all within a short stroll from your doorstep. Whether it's a leisurely weekend brunch or a night out on the town, you're at the centre of it all.

Property Details: Level 4 of 8 Larger than average, open design layout North facing Air-conditioning and ceiling fans Built in wardrobe Storage cupboard Laundry with washer/dryer machine Quality fixtures throughout Kitchen with dishwasher and oven Intercom Private balcony Building Features (Emerald in The Green): Built 2015 approx. 2 lifts Onsite management Large communal BBQ pavilion Private gardens shared by owners in centre of complex 360 lots across 5 towers 8 storeys Secure access Long term letting Pets can be approved NBN available Units in the complex can be rented or lived in Location: 1 min walk to cafes and restaurants along King Street - [www.kingstreetbrisbane.com](http://www.kingstreetbrisbane.com) 3 min walk to Brisbane Showgrounds 4 min walk to The Tivoli (live music venue) 8 min walk to Fortitude Valley Train Station 8 min walk to Valley Metro Retail 10 min walk to Brunswick Street Mall 10 min walk to ALDI Fortitude Valley 10 min walk to Woolworths Fortitude Valley 5 min drive to Gasworks Plaza (Woolworths) 7 min drive to Spring Hill Marketplace (Coles) 17 min walk to Howard Smith Wharves 8 min drive to Suncorp Stadium 11 min drive to QUT Gardens Point 13 min drive to Southbank Parklands 16 min drive to Brisbane Airport 1 hr drive to Gold Coast School Zones: Brisbane Central State School (Prep to Year 6) - 3 min drive Fortitude Valley State Secondary College (Year 7 to Year 10) - 3 min walk Kelvin Grove State College (Year 11 to Year 12) - 7 min drive Rental: Currently rented to 19 October 2023 for \$435 p/w Rental Appraisal: \$490.00 - \$520.00 per week unfurnished \$520.00 - \$550.00 per week furnished Costs: Body Corporate Fees: \$1,101.90 per quarter Council Rates: \$460 per quarter approx Water Rates: \$250 per quarter approx 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.