

503/959 Ann Street, Fortitude Valley, Qld 4006

hodge.

Apartment For Sale

Thursday, 9 May 2024

503/959 Ann Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

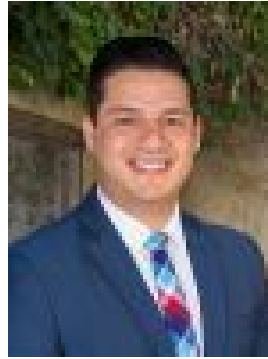
Parkings: 1

Area: 53 m2

Type: Apartment



Henry Hodge



Kosta Porfyriou
0404430327

For Sale

The epitome of sophisticated style and glamour, this is for those who appreciate the finer things in life. This one-bedroom, one-bathroom, one-car space apartment is set within the prestigious Alex Perry Residences and is perfectly positioned in the heart of the vibrant Fortitude Valley. The layout exudes modern elegance with a sleek chef's kitchen, moody colour palette, high-end fixtures, and an effortless connection with the covered entertainer's balcony. Here, you can sip afternoon cocktails with friends before heading out to any one of the nearby trendy restaurants, bars, and other vibrant nightlife options. The bedroom is light-filled and opens to the balcony, plus there is also a built-in robe for convenience. A central bathroom with a compact laundry services the abode, while a single car space is also included. Residents and guests of this renowned building have access to a pool and sun deck with sensational views that are sure to leave you in awe. Treat yourself to the very best in inner-city living with this spectacular modern apartment. This is also an exciting opportunity for an investor to purchase a high quality, high-yielding investment, in a high-growth area. The apartment can be rented stress free through the hotel at a rental guarantee of \$540 per week. * Open plan living with an abundance of natural light* Large bedroom with adjoining outdoor balcony* Generously sized and mirrored built in robes* Spacious bathroom with floor to ceiling tiles and a European style laundry* Ducted air conditioning throughout* Carpeted bedrooms and Italian tiles throughout the living areas for easy maintenance* Modern kitchen with stone benchtops and stainless steel appliances* Rooftop pool, large rooftop deck with BBQ entertaining area, fully-equipped gym * 24/7 reception * On-site management and concierge* Direct access to public transport off Ann Street* 2km to the Brisbane CBD* 200m to the Emporium precinct and the Homemaker Centre* 500m to the James Street shopping and entertainment precinct* 13 minutes to the Brisbane Domestic and International Airports This is a secure residence and inspections are by appointment only. Please contact Kosta Porfyriou on 0404 430 327 or email sales@hodgeea.com.au to arrange a private inspection.* Body Corporate administrative fund levy: approximately \$1,045 per quarter* Body Corporate sinking fund levy: approximately \$403 per quarter* Body Corporate insurance levy: approximately \$127 per quarter* Sinking Fund: \$1,271,058.96 as at 30/04/2024* Administrative Fund: \$124,157.61 as at 30/04/2024* Council Rates: approximately \$340 per quarter Disclaimer: This property may be advertised as sold by auction or without a price; therefore, a price guide cannot be provided under the Property Law Act 2023. The website may have filtered the property into a price bracket for website functionality purposes. When attending open homes, the owner or tenant may require us to collect and verify your full name and contact details before we grant you entry to the property. You can find information on how we will use your data at hodgeestateagents.com.au/privacy.