

**514/38 Warner Street, Fortitude Valley, Qld 4006**



**Sold Apartment**

Monday, 14 August 2023

514/38 Warner Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 75 m2**

**Type: Apartment**

**\$360,000**

Welcome to "McWhirters Apartments", a fusion of heritage ambience and sophisticated style. This top floor 75 sqm 1 bedroom contemporary warehouse apartment in the heart of Fortitude Valley, will impress in every regard. McWhirters Apartments, comprises of 4 adjoining brick buildings each three to five storeys in height, and was built in four stages on land acquired between 1899 and 1929, by Brisbane draper James McWhirter and the firm of McWhirter & Son Ltd. In 1955 the Myer Emporium took over the McWhirters company and eventually renamed the store Myer, operating until 1988. In 2001 the top three levels of the McWhirters building are converted into 74 apartments with a new building constructed on the neighbouring site formerly occupied by Coles, adding a further 30 apartments. 10 luxury penthouses were added to the rooftop in 2003. The apartment complex is today home to 114 apartments, light and airy with impressively high ceilings and generous living spaces. In many examples, original timber floors and colossal columns and beams form central features of the apartments. This contemporary style apartment, features soaring ceilings, designer kitchen, air conditioning, exposed brick feature wall, Hardwood timber floors, 2 way bathroom, bedroom with study nook and a bright sunroom with fantastic urban views over Fortitude Valley. The location of this apartment is unbeatable, with transport options at your doorstep via bus or train, making it easy to get around in any direction. Walking distance to Brisbane CBD, Howard Smith Wharves, James St, Gasworks, and Fortitude Valley means you'll have an abundance of cafes, restaurants, shops, and bars right at your doorstep. The apartment features include: Open plan living room Gleaming timber floors Modern glass sunroom ( very rare on woolstore apartments) Air conditioning Cathedral ceilings with an abundance of natural light Body Corporate fees : \$7670.84 per year Council Rates : \$1961 per year Current rental \$435 pw until November 2023 Live in and enjoy the exciting, convenient lifestyle that is unique to Fortitude Valley or capitalize on high rental demand the choice is yours.