

**604/455 Brunswick Street, Fortitude Valley, Qld  
4006**



**Studio For Sale**

Monday, 11 December 2023

604/455 Brunswick Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 37 m2**

**Type: Studio**



Karl Yesberg  
0732311000



Robert Cornish  
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## Offers Over \$240,000

This studio apartment positioned on the 6th of Central Brunswick Apartments is set in one of Fortitude Valley's most conveniently located buildings and offers an easy and carefree lifestyle. This property is ideal for astute investors or owner-occupiers looking for a low-maintenance property with fantastic returns. Well connected to public transport and only a short stroll to Howard Smith Wharves and all the best restaurants and bars that Brisbane has to offer. Property Features: \* Fully Furnished studio apartment. \* Built-in cupboards. \* Modern galley kitchenette. \* Bathroom with bathtub. \* Air conditioning. \* Balcony with city views \* The building Brunswick Central amenities include spa, gym and communal entertaining area. \* Approx 37sqm on the 6th floor On the doorstep of Brisbane's best music and lifestyle scene, casual and fine dining, bars, shopping, Chinatown Mall, public transport and access to main roads are all on your doorstep. This low maintenance property offers a highly sought-after lifestyle and is the ultimate investment for the savvy investor looking to achieve both yield and growth, or the young professional looking for an extremely affordable Inner City base. Attracting a high rental return, the Fortitude Valley neighbourhood development plan will help propel your investment and ensure it returns again and again. With on-site management and strong demand, you can be assured that your investment will be secure. The changing face of The Valley is seeing significant investment in infrastructure and commercial developments all around. This building has a 100% occupancy rate due to its premium location and is only 1.5km to the CBD. A short stroll to buses and train station, the chic James Street precinct and the Emporium, you have many of Brisbane's finest boutique stores, cafes and award-winning restaurants all within reach. Cruise down to Cru Bar or Harvey's Restaurant for a bite to eat and a glass of wine with friends. This property is all about LOCATION. Be quick because opportunities like this don't present themselves all too often. To book an inspection contact Karl Yesberg on 0439797266.