

62/455 Brunswick Street, Fortitude Valley, Qld 4006

Place. P

## Unit For Sale

Friday, 29 March 2024

62/455 Brunswick Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Alexandria Knights  
0413516229



Shane Hicks  
0409594629

## Auction

Auction Location: In-Rooms Please email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register for the auction. Absolute Entry Level Investment with 7% Net Return! Discover an exceptional entry-level opportunity for both living and investment in the vibrant heart of Fortitude Valley. This fully furnished one-bedroom studio apartment presents an enticing prospect for those seeking a central urban retreat. Boasting impressive rental returns and minimal upkeep, it caters perfectly to savvy investors or busy city executives in search of convenience. Nestled in a prime location just moments from the CBD, this well-proportioned residence offers an inviting ambiance flooded with natural light. The private loft bedroom, complete with its own wardrobe, bathroom, and laundry, ensures comfortable living. Additionally, a secure undercover car park adds further convenience to this urban oasis. The apartment features a sleek, compact kitchen seamlessly connecting to the adjoining living and dining areas. Residents can also enjoy the communal facilities of the complex, including an outdoor BBQ area, spa, sauna, and gymnasium, enhancing the overall lifestyle appeal. With an impressive rental return of \$520 per week, this property presents a rare opportunity not to be missed. Take advantage of the myriad of lifestyle amenities at your doorstep, from the vibrant CBD to the cultural offerings of Southbank and the trendy James Street precinct. Our instructions are extremely clear – this home will be sold at public auction in room at 10 James Street, Fortitude Valley, Friday 19 April at 6:00pm. Auction conditions are \$10,000 initial deposit with the balance of 5% payable the following business day and settlement in 30 days. Please call or email [hicksteam@eplace.com.au](mailto:hicksteam@eplace.com.au) to register to bid. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.