

**701/10 Stratton Street, Newstead, Qld 4006**

GRACZYK THOMPSON

**Sold Apartment**

Thursday, 7 December 2023

701/10 Stratton Street, Newstead, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 60 m2**

**Type: Apartment**



Blair Mutch

0468791950

**\$400,000**

Ideally located in a highly convenient pocket of trendy and sought-after Newstead is this contemporary, low-maintenance fully furnished apartment. Only a short stroll to Gasworks Plaza, local boutiques, cafes and restaurants, you won't need the car to enjoy all that this fantastic location has to offer. Appealing to both investors and owner occupiers residence 701 is currently tenanted until January 2024 achieving \$650 per week. For astute investors the property is currently returning a huge 8% rental yield. For anyone looking to move in you can do so from January 2024...which is only around the corner. The large living room is framed by floor to ceiling sliding glass doors that open to a balcony overlooking the sparkling pool. A modern kitchen with a gas cooktop, stone benchtops, dishwasher and plenty of storage forms the hub of the home flowing easily into your open plan dining and living space. Generous in size for an inner city one bedroom unit, the large bedroom boasts plush carpet, ceiling fan and cavity slider doors that expand the space to the living and hallway area, making the apartment feel open and spacious. The mirrored wardrobes are ample in size and further brighten the space. A large study nook is perfect for those needing to work from home. Neatly tucked away with additional storage is the European laundry with washer and dryer combo, whilst the full modern bathroom boasts a stylish design with feature tiling, an abundance of storage and large shower. 'Aqua' Newstead offers a great inner city lifestyle with onsite undercover secure parking, gym in the complex, a stunning rooftop terrace for residents to enjoy and a sparkling resort style pool to relax on the weekend. \*This apartment is being sold fully furnished or the furniture can be removed once the tenancy is complete in January 2024. Property Features:- Ducted air-conditioning and ceiling fans throughout- Modern kitchen complete with; gas cooktop, stone benchtops, dishwasher and plenty of storage- Open plan kitchen, living and dining space - Large sliding glass doors running the width of the apartment with sheer curtains- Balcony overlooking sparkling resort style pool- Large bedroom with plush carpet, ceiling fan and built-in-robe- Contemporary bathroom with shower and plenty of storage- European laundry with washer & dryer combo- Large study nook- NBN ready- Single secure undercover car space Tenancy & Rental Appraisal:- Currently tenanted at \$650 per week until January 2024 - The rental amount is expected to remain at \$650 post January 2024 Building Features:- Rooftop terrace with panoramic views of city and surrounds with BBQ facilities - Pool- Gym- Lift access- Secure swipe access- Intercom- Onsite visitor parking- Onsite manager Location and Transport:- Unbeatable location; within easy walking distance of James St Shopping and Dining Precinct, Calile Hotel, Emporium, Gasworks and an endless list of cafes, shops and restaurants- In and Outbound bus stops on Ann St including the City glider bus- Less than 2km to Brisbane CBD- 850m to Fortitude Valley train station Please contact Blair on 0468 791 950 or [blair@gtpartners.com.au](mailto:blair@gtpartners.com.au) for further information and to book an inspection of this property. \*Every care and due diligence has been taken in the preparation of this listing. The agency and owner assume no responsibility for the accuracy of the content, and encourage all prospective buyers to conduct their own research.