

**71/586 Ann Street, Fortitude Valley, Qld 4006**



**Sold Apartment**

Friday, 15 September 2023

71/586 Ann Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 70 m2**

**Type: Apartment**

**\$420,000**

Cathedral place is a hideaway in inner-city Brisbane conveniently located between the Brisbane CBD and the vibrant Valley area with all amenities, night life, restaurants, and culture a stone throw away. This 70m<sup>2</sup> apartment provides a unique opportunity for both home buyers and investors. Rare vacant unit available for immediate occupancy!

Conveniently located on the 4th floor of the block H, this 2-bedroom unit has an open plan, air-conditioned living space invites you to a balcony with pool and garden views. A fully equipped kitchen complements the space. The 2 bedrooms are generously appointed, both have large built-in robe, one of the bedrooms lead out onto the pool and garden view balcony with sliding doors, bright and airy. The bathroom fitted with both shower and laundry room, next to a separate toilet, adds to the convenience and flexibility of the apartment.

Notable Features:- Located on Level 4 of Sandringham Building- Total Area: 70m<sup>2</sup> (internal 53m<sup>2</sup>+balcony 17m<sup>2</sup>)- Body Corporate: \$1,133 per quarter approx- Council Rates: \$454 per quarter approx- Urban Utilities: \$298 per quarter approx- Rental Return: \$550 per week- Vacant Ready to move in or rent out?- Extra-large Car space close to lift.

The complex provides unique lifestyle facilities in an urban setting, including:-24/7 security & Full time On-site Cathedral Place Management (Office phone: 07-3252 5288)- Security camera upon lift exit and entry points for added comfort- Lift access to the unit level, pool, and car park- Exceptional and welcoming body corporate committee-Manicured tropical garden -2x crystal clear free form pools-Heated Spa-3x BBQ Areas -Pet Friendly Subject to Body Corporate Approval- Lavish entry way- Spectacular city skylights and safe and affordable living- Stunning views to the Fortitude valley nightlife and the story bridge

This inner-city location is unparalleled for convenience:- 5 min to the Royal Brisbane Hospital the perfect pad for the whole family for every occasion, medical or holiday stay- The best Universities and schools on your doorstep-250 m to Story Bridge On-Ramp to the Gabba and Gold Coast-Direct link Kingsford Smith Dr. to the airport and Sunshine Coast-1 km to Brisbane Showgrounds and highways

For unit inspections, please contact Amanda (0431 665 517) and meet at the on-site Cathedral Place Management reception or at the Main door.

Entrance Address: 41 Gotha St Fortitude Valley QLD 4006

Parking: There are 2 car parks underground at Cathedral Place. Visitors to the left and residents to the right.

\*Disclaimer:All information contained herein is gathered from sources we consider to be reliable however we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.