

805/179 Alfred Street, Fortitude Valley, Qld 4006



Apartment For Sale

Friday, 3 May 2024

805/179 Alfred Street, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 1

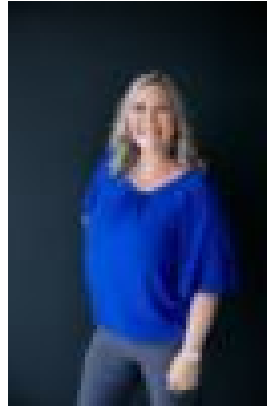
Parkings: 1

Area: 66 m2

Type: Apartment



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Offers Above \$499,000+

Discover the epitome of urban living with Apartment 805 in the prestigious Flation building within the FV Peppers complex. This charming two-bedroom, one-bathroom residence on the 8th floor offers a blend of luxury, comfort, and convenience in the heart of Fortitude Valley.

Key Features:

- **Design:** Thoughtfully designed open-plan layout maximizing space and natural light with large sliding doors opening to the covered balcony.
- **Interior:** Modern finishes maintained in immaculate condition with light timber floors to create an elegant yet inviting ambiance.
- **Kitchen:** Well-appointed with quality appliances, including a dishwasher, integrated fridge cavity and a crisp white palette that seamlessly integrates into the living space.
- **Bedrooms:** Generously sized and carpeted, both with sliding mirrored built in robes for convenience; balcony access from both bedrooms.
- **Bathroom:** Contemporary design, featuring a large shower, vanity, and integrated laundry facilities.

Additional Features:

- Ducted air conditioning for year-round comfort.
- Intercom access for added security.
- Secure car park for peace of mind.
- Tiled balcony, perfect for relaxing with stunning views.

Exclusive Amenities:

- U-shaped skyline pool on the sixth floor.
- Yoga studio.
- Fully equipped gym.
- Indoor cinema.
- Private lounges.
- Outdoor tropical lounge.
- 24-hour reception, tour desk, and concierge services.
- Valet parking for residents and guests.

Location Highlights:

- Enjoy the vibrant lifestyle of Fortitude Valley with its renowned café culture, restaurants, and entertainment venues.
- Close proximity to shopping malls, nightclubs, parks, museums, and the Brisbane River.

Investment Opportunity:

- Currently rented at \$625 per week.
- Long-term tenant in place on a fixed-term lease until Mid-May 2025, offering a secure investment option.

Description: This cute, cosy, and easy-to-maintain unit is perfect for those seeking a blend of style and functionality in a sought-after location.

Council Rates: \$37 p.w. approx. **Water Rates:** \$20 p.w. approx. (excluding usage charges) **Body Corporate Levies:** \$140 p.w. approx. including insurance.

Experience urban living at its finest and secure your investment in one of Brisbane's most desirable locations. Don't miss out on this exceptional opportunity - Register to inspect today or contact us for more information!

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