

**906/179 Alfred Street, Fortitude Valley, Qld 4006**



**Apartment For Sale**

Friday, 12 April 2024

906/179 Alfred Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Apartment**



Ethan Petrie

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## AUCTION

A harmonious blend of contemporary design and comfort, this residence stands as a tranquil sanctuary in the heart of Fortitude Valley. Upon entering, warm-toned timber flooring graces the open-plan living and dining areas, creating a seamless flow throughout the space. Floor-to-ceiling glass windows and doors, adorned with sleek black trims, invite natural light to flood the interior, enhancing the modern aesthetic. The gourmet kitchen is a culinary masterpiece, featuring stone bench-tops, a Miele dishwasher and a gas cooktop. The connected breakfast bar provides an ideal spot for casual dining. The ensuited master bedroom, opening out to the balcony, encompasses a built-in robe, offering a private retreat. Ideal for dual-living arrangements, another spacious bedroom with a built-in robe is situated across the central living area. The well-appointed main bathroom, which services the second bedroom and guests, benefits from mirrored cabinetry, brass fixtures and laundry amenities. Rates: \$480 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,700 p.q approx. Current Rental Appraisal - \$700 - \$750 per week Residents are welcomed to indulge in world-class resort-style facilities, including an indoor Moonlight cinema, private lounges, a heated skyline pool, yoga studio, gymnasium, dining space, Jacuzzi and private 'lounge rooms' complete with kitchenettes - truly unparalleled for Brisbane residential living. Conveniently located just a leisurely stroll from the Fortitude Valley train station and city-bound bus stops, this sensational residence is close to the fashionable Howard Smith Wharves, James Street and Gasworks Plaza precincts. Scenic riverwalks, the Howard Smith Wharves Ferry Terminal, New Farm Park and the soon-to-be-reimagined Victoria Park are nearby. QUT's Kelvin Grove and Gardens Point campuses, as well as UQ's Saint Lucia and TAFE Queensland's South Bank campuses, are minutes away. In-Room Auction Location: Ray White West End (5/156 Boundary Street, West End) Thursday 2nd May 2024 at 11am Disclaimer This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every effort has been made to ensure the accuracy of information contained about this property, it does not constitute any warranty or representation by the vendor or agent. All information contained herein is gathered from sources we consider to be reliable. All interested parties must solely rely on their own inspections, enquiries and searches with all relevant authorities.