

**A60/41 Gotha Street, Fortitude Valley, Qld 4006**



**Sold Studio**

Monday, 28 August 2023

A60/41 Gotha Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 56 m2**

**Type: Studio**



Warren Bryant  
0418719888

**\$240,000**

This beautiful property has a LOT of keen buyers who have now missed out. We are actively seeking similar properties nearby to meet the demand. If you or anyone you know would like to leverage this activity please urgently contact us!!! This fantastic studio apartment has a great location within the Cathedral Place complex, highlighting an amazing view across the top of the Centenary Place parklands over the road towards the Brisbane CBD. With a large open plan feel, an upgraded kitchen with an added full-sized oven, and an opening out onto a surprisingly large balcony. The Cathedral Place lifestyle will wow you with its five-star resort-style facilities. Residents enjoy the use of the two lagoon pools, complete with sandy beaches, and full security including lifts. You'll love making the most of the fully equipped gym, or coming home after a long day of work relax at the spa or sauna. And then entertain your friends & family at one of the three poolside barbecue areas on the weekends and special occasions. Currently tenanted at \$325 per week offering investors a fantastic yield. Or move in at the end of the tenant's lease and enjoy all of the amenities of this fantastic complex, and convenient central location within walking distance to everything. Now is a rare opportunity to secure the ideal unit for the urban professional. You'll be hard-pressed to find a comparable unit with such stunning city views and incomparable facilities within this price bracket. Quick facts:- Currently tenanted at \$325 per week with a long-term tenant wanting to ideally stay- Tenants lease ends 5th Feb 2024- Brand new split system air conditioner- Brand new full-sized oven- Lift access to the unit- Fantastic large balcony with a fantastic view overlooking the park towards the CBD (shown in main image)- Secure complex with excellent amenities and close walking distance to everything ideal for modern living

Body Corporate:- Disclosure statement still to come that will provide the exact figures- Admin fee \$1,354.64 per quarter- sinking fund \$ 229.51 per quarter- Admin Fund account balance on 1st September \$17,513- Sinking fund account balance on 1st September \$374,404 Whether it's for yourself or a clever investment, you should book an inspection and get your offer in for the owner's consideration