

**A92/41 Gotha Street, Fortitude Valley, Qld 4006**



**Sold Apartment**

Saturday, 11 November 2023

A92/41 Gotha Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



Tim Bosshard  
0736384660

**\$475,000**

This centrally located two-bedroom apartment offers a fantastic floor plan in Cathedral Place, a sought-after address in Fortitude Valley. The property provides open plan living and a massive balcony making it very easy to entertain. With one car space allocated, this property is perfect for urban dwellers seeking the city lifestyle. Boasting unbeatable views of the City and Cathedral Square from its very spacious balcony, this apartment is more than just a home; it's a lifestyle choice. The building features include access to gym facilities, communal BBQ area and resort style pool - perfect for the Queensland climate. Its proximity to cafes, restaurants, bars and China Town coupled with easy access to public transport and Woolworths Spring Hill makes it even more attractive. Body corporate approx. \$6,336 per year Water and Council rates approx. \$3,000 per year

**Property Overview:** 2 Bedrooms 1 Bathroom 1 Secure car space Large balcony with stunning city views Total area approx. 84sqm Air conditioned Currently leased until 26/11/2023 Current market rent of approx. \$650pw unfurnished Located on level 5

This apartment is all about location! 100m to Fortitude Valley restaurant & entertainment precinct 120m to all the popular bus stops 250m to Story Bridge On-Ramp for Highway 750m to All Hallows School 1.4km to Brisbane Central State School 1.7km to St Joseph's College 2km to Royal Brisbane & Women's Hospital Only approx. 5 min walking distance from the Howard Smith Wharves, Brisbane's newest entertainment and lifestyle destination. Providing dining options, bars, green spaces and picnic areas, two unique indoor event spaces and a brand-new boutique hotel by Art-Series 'The Fantauzzo'.

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