

**1005/338 Water St, Fortitude Valley, QLD, 4006**



**Apartment For Sale**

Thursday, 1 August 2024

1005/338 Water St, Fortitude Valley, QLD, 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**

## EXPERIENCE URBAN SOPHISTICATION IN THE HEART OF FORTITUDE VALLEY!

Immerse yourself in the vibrant Fortitude Valley lifestyle with this exquisite one-bedroom, one-bathroom apartment. Nestled on a serene street, yet just moments away from the bustling energy of the Valley, you'll enjoy unparalleled access to a diverse array of shopping, cafes, restaurants, and bars, all right at your doorstep.

Step inside to discover a stylish open-plan kitchen and living area, thoughtfully designed for both entertaining and relaxation. The space is bright and inviting, featuring a cozy study nook ideal for productivity or quiet reading. The light-filled bedroom is enhanced by a large built-in robe, and both the living area and bedroom are equipped with air conditioning and ceiling fans, ensuring comfort throughout the year.

Residents can take advantage of premium amenities including a spacious gym, a vibrant entertainment lounge, and a charming reading room for leisure and relaxation. Unwind in the resort-style swimming pool with its artificial beach, perfect for sunny afternoons. For breathtaking panoramic city views, head to the rooftop BBQ area and savor the summer breeze with a refreshing drink in hand.

Conveniently located just 2 kilometers from the CBD, this apartment offers exceptional connectivity to the rest of the city. With a mere 3-minute walk to bus stops and under 10 minutes to the train station, commuting is effortless and efficient.

Seize the opportunity to embrace a lifestyle of luxury and convenience in this remarkable Fortitude Valley apartment.

### KEY FEATURES:

- 1 large bedroom with built-in mirrored wardrobes
- Prime location in Fortitude Valley
- Air-conditioning and ceiling fans throughout
- Open plan living room and kitchen with built-in study nook
- Fully equipped kitchen with dishwasher, microwave, and island benchtop
- Large bathroom
- Internal laundry area including a dryer
- Secure building with CCTV and onsite management
- Beach-style lagoon and lap pool & a fully equipped gym
- Private rooftop area with BBQ facilities & panoramic city views
- Pavilion room with a snooker/pool table and comfortable sitting areas
- Large yoga lawn for relaxation and wellness activities
- Short walk to bus and train stations
- Proximity to Royal Brisbane and Women's Hospital, Shops, Parks, Brunswick Street Mall, James Street Mall

Body Corporate Rates - \$4,350.00 per year

Rent - \$480.00 per week (lease expires 23/05/25)

Brisbane City Council Rates - \$450.00 (Approximately) per quarter

Don't miss your chance to secure this extraordinary property and make this home yours. This will not last long! Contact

Johnny Cheng - 0421 553 170

**\*\*Disclaimer:** All information is provided in good faith and is accurate to the best of our knowledge, but Ray White Rochedale takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision\*\*.