

101/82 Alfred Street, Fortitude Valley, Qld 4006



Apartment For Sale

Saturday, 29 June 2024

101/82 Alfred Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Andrew Boman

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INTERSTATE INVESTOR SAYS SELL!

Seeking a cool urban haven to call your very own? Calling all the young and hip professionals looking for the perfect inner-city pad with that dash of difference! This designer one bedroom plus multi-purpose room offers a luxe living environment with plenty of indoor and outdoor space to entertain and chill. Set in a low-rise contemporary apartment complex on Alfred Street, this apartment enjoys a ground level position which boasts an extra-large courtyard garden that has a high retained planter wall providing all the privacy and peace you need when at home. Currently tenanted at \$480/week until 23/09/2024 it would be suited to either investors or owner occupiers. The style of this sleek apartment is very modern with an industrial style décor that includes prefabricated concrete ceilings and polished concrete flooring throughout the main living quarters. Striking full height glass sliding doors and windows that connect the interiors with the fantastic outdoor terrace which is nearly 10m x 5m. Crisp white walls with square set ceilings complement the dark grey blinds and soft grey carpet in the bedroom and MPR and it offers the comfort of split system air conditioning to cool you down or warm you up. Off the main entry is the versatile multi-purpose room which features sliding door options allowing it to be fully open or closed depending on the use. So, it works as a guest bedroom, a spacious home office, cosy media room or to set up for whatever you desire. The open flow of the dining area and lounge is conducive to relaxed and easy living as it directly overlooks the terrace, it gains beautiful light and has excellent ventilation and a peaceful aspect, away from the hustle of the city streets. The connecting kitchen is fitted with quality cabinetry and offers ample storage space and includes gas cooktop, oven, exhaust and compact sink. A neatly sized master bedroom gets plenty of direct sunlight and has sliding door access to the patio area too. The adjoining bathroom features subway tiling, decent vanity storage and bath with shower overhead. Situated in a prime Valley location, just 1.3km to Brisbane city centre, it is ideal for city-based workers or students. The Valley train station is around the corner, and it's a 100m walk to Metro shopping centre with Woolworths and local grocery stores. Brunswick Street is a 300m walk and there are endless cafes, bars, music venues, boutiques and restaurants to explore. With minimal facilities onsite the BC levies are very reasonable and the average rental returns are very strong sitting around \$600 per week with high demand ensuring low vacancy rates. The apartment comes with one assigned carpark and the building has video intercom entry, onsite management service and visitor parking.