

**1304/348 Water Street, Fortitude Valley, Qld 4006**



## **Apartment For Sale**

Thursday, 4 July 2024

1304/348 Water Street, Fortitude Valley, Qld 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Apartment**



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## FOR SALE PRIOR TO AUCTION

\*photos of the apartment to come\*Set on the eighth level of a modern complex, this sensational property promises a brilliant low-maintenance lifestyle. Perfect for investors, downsizers and entry-level buyers alike, this exceptional residence is situated amongst Fortitude Valley's exciting cultural, retail and dining scene.As you step inside, you are greeted by a spacious open-plan living and dining area. Featuring a calming neutral colour palette and tiled floors, this airy central space links to a partially-covered balcony looking out over the city. There is also a superb galley-style kitchen displaying quality appliances, a tiled splash back, stone bench tops and ample cupboard storage. A multitude of popular restaurants, cafés and bars are at ground level, ensuring fabulous dining options for residents.Finishing the apartment is a sizeable master bedroom benefitting from carpeted floors, plus an immaculate main bathroom.Rates: \$450 p.q | Water: \$200 p.q + usage | Body Corp Levy: \$1,150 p.q (approx.)Current market rental appraisal \$500 - \$550 per weekThis property's highlight is its access to world-class complex amenities. Indulge in the luxury of its swimming pool, gym, recreational area and rooftop barbecue amenities. Other notable details include ceiling fans, split-system air-conditioning and laundry amenities.Close to the soon-to-be-reimagined Victoria Park, this outstanding residence is just a stone's throw from the Fortitude Valley train station and city-bound bus stops. The fashionable James Street, Howard Smith Wharves and Gasworks Plaza precincts are nearby. QUT's Kelvin Grove and Gardens Point campuses are minutes away, as are UQ's Saint Lucia and TAFE Queensland's South Bank campuses. In-Room AuctionLocation: Ray White West End (5/156 Boundary Street, West End)Thursday 25th July 2024 at 11amDisclaimerThis 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.