

**2509/167 Alfred Street, Fortitude Valley, Qld 4006**

**Apartment For Sale**

Saturday, 29 June 2024



2509/167 Alfred Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 84 m2**

**Type: Apartment**



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**\$699,000 +**

Nestled high amidst the skyline on level 25 of the iconic FV Valley House, this residence affords a versatile investment opportunity for the discerning buyer. Discover the epitome of modern urban living with this stunning fully furnished apartment, perfectly situated in the vibrant heart of Fortitude Valley. Offering a seamless blend of luxury, convenience, and contemporary design, this property provides sensational views and is an exceptional opportunity for investors, professionals, or those looking to enjoy the best of city life.

**Key Features:**

- Open-plan living and dining with floor-to-ceiling glass windows and sliding doors that open to the balcony, offering sweeping views and filling the space with natural light, ideal for entertaining or relaxing.
- Modern gourmet kitchen equipped with stainless steel appliances, sleek countertops, and ample storage, perfect for the home chef.
- Private balcony, perfect for enjoying your morning coffee or evening drinks while taking in the stunning views.
- 2 spacious bedrooms, each boasting stunning views and Juliette-style balconies, offering comfort and aesthetic appeal.
- 2 elegantly appointed bathrooms, including an ensuite, fitted with high-quality fixtures and finishes.
- Ducted air conditioning throughout, ensuring year-round comfort.
- Secure single car space, providing peace of mind in a bustling urban location.

**Building Amenities:**

- Skyline pool with panoramic views
- Private cinema, perfect for movie nights with family and friends.
- Three luxurious private spa lounges, offering the ultimate in relaxation
- Beautifully landscaped outdoor gardens, providing a tranquil escape and a connection with nature.
- State-of-the-art gymnasium with a yoga studio room, making it easy to maintain an active and balanced lifestyle.
- Secure building with intercom and fob access, ensuring your safety and peace of mind.

**Versatile Living Options:** Apartment 2509 caters to permanent residence, long-term tenancy, or short-term accommodation under hotel management or Airbnb. Imagine the convenience of a property that not only generates rental income but also allows you to enjoy your own private retreat whenever you desire.

**Location Highlights:**

- Situated in the heart of Fortitude Valley, you're just a stone's throw away from some of Brisbane's best dining, shopping, and entertainment options.
- Excellent public transport links, with easy access to buses and trains, making commuting a breeze.
- Close proximity to the Brisbane CBD, offering endless opportunities for work and play.
- Nearby parks and recreational areas, providing a perfect escape from the hustle and bustle of city life.

**Financial details:**

- Body Corporate: Approx. \$5,385 per annum
- Brisbane City Council Rates Approx. \$1,929 per annum
- Urban Utilities (water & sewerage) Approx. \$1,274 per annum
- Rental Appraisal: \$790 to \$810 per week
- Airbnb Income Potential: \$2,400 to \$4,500 per month (net)
- Hotel Holiday Letting Income Average Potential: \$94,249 annually \* (gross)

Don't miss your chance to own this exceptional property in one of Brisbane's most sought-after locations. Whether you're looking for a chic city pad or a savvy investment, 2509/167 Alfred Street offers the perfect blend of luxury and convenience.