

303/71 Doggett Street, Newstead, Qld 4006



Apartment For Sale

Saturday, 29 June 2024

303/71 Doggett Street, Newstead, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Shana Yung

Best Offers

This stunning residence is situated on the 3rd level, boasting a coveted north-east facing corner position with over 105 sqm of total space. As you step inside, you'll be greeted by serene area views and an abundance of natural light flooding the open-plan living area. The interior features a striking contrast of wooden cabinetry against sleek black architectural fittings and fixtures. Floor-to-ceiling sliding doors, elegant lighting, and geometric tiles in shades of grey add to the modern aesthetic.

Building Features:- Onsite management- Library- Conference room- Sauna & Steam room- Well-equipped gym- Expansive swimming pool- BBQ area- Fully furnished lounge function area- Elevator and ample visitor parking- Teppanyaki bar, pizza oven, and dining facilities- Residents' lounge event space with a fireplace and bar

Apartment Features:- Master bedroom with walk-through robe, ensuite, and balcony access- Spacious second bedroom with built-in robes, ample natural light, and a study area- Gourmet kitchen featuring a gas cooktop and Caesarstone benchtops- Ducted air conditioning and ceiling fans throughout- High ceilings that add to the sense of space- Euro-style built-in laundry- Spacious balcony for outdoor dining- Privacy blinds on windows and doors- One secure car space

Additional Information:- Council Rates: Approximately \$480.25 per quarter- Body Corporate Fees: Approx. \$7,500 per annum- Sinking Fund Balance: \$571,464.46- Current Rental Income: \$730 per week (fixed term lease ending 07/08/2024)

Location Highlights: Nero Newstead's exceptional location ensures you have an array of dining, shopping, and entertainment options right at your doorstep, including the James Street Precinct, Gasworks, and Teneriffe. Additionally, you'll find a nearby dog park and Riverwalk for outdoor activities, along with convenient access to excellent public transport options.

DISCLAIMER: Please note that although we have made every effort to ensure the accuracy of the information presented in this property listing, it is not intended to be a warranty or representation by the vendor or agent. All information has been gathered from reliable sources, but interested parties should conduct their own inspections, and searches with relevant authorities.