

**31310/191 Brunswick Street, Fortitude Valley, QLD,  
4006**

**Apartment For Sale**

Friday, 30 August 2024

31310/191 Brunswick Street, Fortitude Valley, QLD, 4006

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## Luxury Valley Living, Unmatched Location

Welcome to this delightful 1-bedroom, 1-bathroom apartment in the sought-after No.1 building at Peppers Residences. Perfect for first-time buyers or savvy investors, this spacious unit offers everything you need for comfortable living in the heart of Fortitude Valley.

Step inside to a bright and open living and dining area that flows seamlessly to the outdoor space. The kitchen is the heart of the home, featuring stone benchtops, stainless steel appliances, plenty of storage, and a handy breakfast bar for casual meals.

The bedroom is a peaceful escape with a walk-in robe and large windows that fill the space with natural light. The stylish bathroom completes this modern apartment, offering all the essentials for easy living.

Enjoy the covered alfresco area, perfect for relaxing or entertaining. Plus, the convenience of a dedicated car space makes this home a true find.

### Notable Fees:

Body Corporate: \$1,170 p.q. approx.

City Council: \$480 p.q. approx.

Utilities: \$320 p.q. approx.

Currently tenanted at \$540 p.w.

Rental Appraisal: \$600-625 p.w.

This complex is perfectly situated in the heart of Fortitude Valley, just moments from Howard Smith Wharves, James Street's boutique shopping, and the vibrant Brunswick Street Mall. With easy access to cafes, bars, public transport, and Brisbane CBD, this location offers the ultimate urban lifestyle. Don't miss the chance to secure your dream home in one of Brisbane's most sought-after areas.