

44/592 Ann Street, Fortitude Valley, Qld 4006



Apartment For Sale

Friday, 12 July 2024

44/592 Ann Street, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 120 m2

Type: Apartment



Amanda Qiao
0431665517

Offer over \$540,000

Cathedral place is a hideaway in inner-city Brisbane. This apartment features 2 bedroom + 2 bathroom presenting a great opportunity to potentially add a lot of value to your investment/home. Perfectly located on the border to vibrant Fortitude Valley within proximity to the River, Parks, Brisbane CBD. Located on the Duhig building, the 4th floor, this 2-bedroom apartment is tucked away from the noise and hustle, while still connecting with and enjoying the lush surroundings of the tropical gardens. The 104 sqm layout is light-filled and open with a functional design that encourages cross-flow ventilation to filter throughout. The open plan, air conditioned, living space invites you to a large 31 sqm covered balcony overlooking the pool and garden, A fully equipped kitchen complements the space. The two bedrooms are generously appointed and lead out onto the balcony. The master bedroom comes with its ensuite bathroom. The second bathroom next to the second room, fitted with shower and laundry facility, adds to the convenience and flexibility of the apartment. The security parking spaces just a few steps to the building elevator. The resort style features of the grounds create an oasis in the middle of Brisbane's CBD that guarantees an exciting and low maintenance lifestyle. Highlight Features:- Internal: 73 m² + Balcony: 31 m² = Total floor area: 104 m²- Secure car park: 16 m², Total building Area: 120 m²- Body Corporate: \$1834.31/quarter- Council Rates: \$ 483.30/quarter- Urban Utilities: \$309/quarter- Rental Return: \$620/week till Sep 2024. The unit has great potential to achieve \$680/week on the rental market being in a high-demand area and prime location.- Gym: The newly renovated, exclusive 24-hour gym for F Block is downstairs on the level Podium.- Modern lifts for easy access, easy walk to ground floor lobby, Lift access to the unit level, pool, and car parks.- Security Parking - Sophisticated electronic security swipe card system- Pet Friendly Subject to Body Corporate Approval Cathedral Place provides unique lifestyle facilities in an urban setting, including:- 24/7 security & On-site Cathedral Place Management (Ph:07 3252 5288)- Manicured tropical garden - 2x crystal clear free form pools- Heated Spa- 3x BBQ Areas This inner-city location is unparalleled for convenience:- 100m to Fortitude Valley restaurant & entertainment precinct- 400 m to Woolworths- 250 m to Story Bridge On-Ramp to the Gabba and Gold Coast- Direct link Kingsford Smith Dr to Brisbane airport and Sunshine Coast- 1 km to Brisbane Showgrounds and highways- Walking distance to top schools and colleges: All Hallows School, St James College, Brisbane Central State School, St Joseph's College, Music Industry College, Brisbane Girls Grammar School.....- 1.8km to Royal Brisbane & Women's Hospital and 4.2km to Mater Hospital Brisbane.- Bus stops in front of the doors - 500m to Fortitude Valley train station- 900m to Riverside ferry terminal