

804/977 Ann Street, Fortitude Valley, QLD, 4006

Apartment For Sale

Friday, 30 August 2024

804/977 Ann Street, Fortitude Valley, QLD, 4006

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment

Modern One-Bedroom in Prime Location

Welcome to this charming 1-bedroom, 1-bathroom apartment, perfect for first-time home buyers, downsizers, or savvy investors seeking a low-maintenance property near Brisbane CBD. This unit offers all the contemporary comforts you need for an effortless urban lifestyle.

Step inside to discover a stylish, modern kitchen with immaculate stone bench tops, complemented by ample storage and a cleverly positioned internal laundry. The bathroom is simple yet elegant, featuring a shower with floor-to-ceiling tiles and a basin offering plenty of storage.

The combined living and dining area is filled with natural light, thanks to a large accordion window that opens to stunning Northern and Western views of Fortitude Valley. The main bedroom shares this beautiful outlook, with floor-to-ceiling windows spanning an entire wall, making it the perfect spot to relax and unwind.

Notable Fees:

Body Corporate: \$1,182 p.q. approximately

Brisbane City Council: \$480 p.q. approximately

Utilities: \$258 p.q. approximately

Currently tenanted: \$510 p.w.

Rental Appraisal: \$550-\$575 p.w

804/977 Ann St is just steps away from Fortitude Valley's bustling entertainment precinct, brimming with restaurants, bars, and cafes. The Emporium is a mere 2-minute walk away, with James Street's boutique shopping and trendy dining also within easy reach. Enjoy music venues like The Triffid and Fortitude Music Hall, just a short stroll away. Grocery shopping is a breeze with Gasworks Plaza 600 meters away, and various public transport options, including buses and a ferry terminal, are conveniently close by.