

811/8 Church Street, Fortitude Valley, QLD, 4006



Apartment For Sale

Friday, 16 August 2024

811/8 Church Street, Fortitude Valley, QLD, 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 3

Type: Apartment



Kirsten Walsh
0431465152

Rare 2 Bedroom With 3 Car Spaces In Prime location

This modern & spacious apartment located on the 8th floor in the Mosaic complex, offers an opportunity to both owner occupiers and investors looking to secure an affordable property in one of the most desirable locations in Fortitude Valley! Featuring an alfresco style balcony with impressive views of the CBD skyline and allowing additional living or dining space to be used throughout the year.

This is an extremely sought after property due to the 3 car spaces, prime location, high rental demand and desirable floor plan. You won't find better value for your money! Only a few minutes walking distance to James Street and the many restaurants and shopping options available and a short stroll to the CBD and Chinatown nightlife - This property is sure to impress!

Body corporate fees: Approx. \$6,519 pa

Water & rates: Approx. \$2,800 pa

Property Features:

- 2 Spacious bedroom with floor to ceiling glass windows
- 2 Modern bathrooms
- 3 Secure car spaces - Side by side.
- Well appointed kitchen with stone bench tops, gas cooking and ample cupboard space
- Alfresco style balcony optimizing space all year round
- Approx. 88sqm in total living on level 8
- Communal rooftop BBQ area and herb garden with spectacular 360 degree views!
- Currently renting at \$680 per week until 9th of December 2024 (with 1 car space. 2 separate car space renting at approx. \$75 per week each)
- Rental potential once current lease ends approx. \$750 per week unfurnished with 1 car space and approx \$90 per week for each car space.
- (Total income combined approx. \$930 unfurnished and approx \$1,100 combined furnished)

For information regarding the Brisbane Inner City property market please go to raywhiteinnerbrisbaneapts.com.au/news

Please advise the agent in writing before placing an offer if you require Foreign Investment Review Board approval (FIRB). Please visit - <https://firb.gov.au/> for further details.

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