

**ID:21131849/8 Duncan Street, Fortitude Valley, Qld
4006**



Apartment For Sale

Wednesday, 24 April 2024

ID:21131849/8 Duncan Street, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Area: 43 m2

Type: Apartment

Offers \$329,000+

Ideal for the investor seeking high rental yield or first home buyers wanting to step into the property market. Conveniently located in the heart of Fortitude Valley at Fortune Court Apartments, this lovely 1 bedroom home offers great benefits for the savvy investor seeking a fantastic return. Boasting an attractive layout which maximizes space, this one-bedroom apartment is complete with modern bathroom, high ceilings, plenty of kitchen cupboard space and unbeatable city view from a vintage arch window. Property features:- 1 spacious bedroom and bathroom-Level 2 of the complex with city view-Built-In Wardrobes-Internal laundry -Building manager service -Ducted air conditioning Location:-4 mins walking distance to Fortitude Valley train station-Greeting you at the front door of Fortune Court Apartments is the vibrant Chinatown Mall, offering countless cafes, restaurants & shops. Take advantage of all the area has to offer. Current rental income \$420/pw Lease agreement expires on 20/05/2025 FEATURES: Levy: approx. \$3860 per annual City council fee: \$509.55 quarterly Water rate: \$297.89 quarterly Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, however we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective vendors, purchasers & tenants should make their own enquiries to verify the information contained herein. (Listing ID: 21131849)