

L3/41 Gotha St, Fortitude Valley, Qld 4006



Unit For Sale

Wednesday, 12 June 2024

L3/41 Gotha St, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Antoine Velez
0433814236

Offers Above \$460,000

Situated at Cathedral Place, Central easy care living at its finest, this bright and breezy 3rd-floor apartment offers immediate access to alluring local attractions, while also having the luxury of resort facilities on site. Property details - *Level 3 Facing North East *Internal: 54m2 External: 21m2 Total Area:75m2*Rental Return: \$580- \$600 p.w.*Body Corp: \$1,682.42 p.q. (approx)*Council Rates: \$388.30 p.q. (approx)*Urban Utilities: \$308.92 p.q. (approx)*Onsite Amenities: 2x Crystal Clear Pools, Gym, Spa, Sauna, 3x BBQ Areas, 24/7 security & On-site management*Pet-Friendly Subject to Body Corporate Approval*Ultra Convenient Location Walking Distance to Everything*Public Transport at your doorstep*Built Date: April 1999

Sitting on the periphery of the Brisbane CBD, convenience and quality of life reign supreme. The position offers broad options of both public and private primary and secondary schooling, with the location being in the catchment inclusion of the highly sought-after Kelvin Grove State College. The Fortitude Valley location is developing rapidly into the most vibrant and cutting-edge location of inner-city Brisbane. This well-appointed apartment places you within easy walking distance to the impressive Chinatown Mall, a hub of exotic Chinese supermarkets and restaurants, and Brunswick Street, an abundance of chic bars, cafes, lively weekend markets, and an eclectic mix of dining venues offering multi-cultural cuisines. Exhibiting an uplifting, well-proportioned layout the apartment's interior features a flowing open-plan layout utilizing all available floor space to ensure maximum functionality and livability. Step out onto the undercover, northeast-facing balcony and enjoy a morning coffee while you savor spectacular sunrises or relax and enjoy a nightcap at the end of a busy day. A trusted name for many years, Antoine Velez Team specializes in the unit market, having helped countless buyers and sellers achieve their lifestyle and investment goals. Antoine looks forward to meeting you soon to cater for all your real-estate needs. Disclaimer: Zen Estate Agents has been furnished with the above information; however, the Office and the Agent provide no guarantees, undertakings, or warnings concerning the accuracy, completeness, or up-to-date nature of the information provided by the Vendor or other Persons. All interested parties are responsible for their own independent inquiries in order to determine whether or not this information is in fact accurate. Property details - *Level 3 Facing North East *Internal: 54m2 External: 21m2 Total Area:75m2*Rental Return: \$580- \$600 p.w.*Body Corp: \$1,682.42 p.q. (approx)*Council Rates: \$388.30 p.q. (approx)*Urban Utilities: \$308.92 p.q. (approx)*Onsite Amenities: 2x Crystal Clear Pools, Gym, Spa, Sauna, 3x BBQ Areas, 24/7 security & On-site management*Pet-Friendly Subject to Body Corporate Approval*Ultra Convenient Location Walking Distance to Everything*Public Transport at your doorstep*Built Date: April 1999