

**L7/41 Gotha Street, Fortitude Valley, Qld 4006**



**Apartment For Sale**

Sunday, 10 December 2023

L7/41 Gotha Street, Fortitude Valley, Qld 4006

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 69 m2**

**Type: Apartment**



Antoine Velez  
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## Offers above \$485,000

Affordability and profitability combine to create the astute investor's ultimate prospect here at Cathedral Place at the confluence of Fortitude Valley, Spring Hill, and Brisbane's CBD. Walking distance to Howard Smith Wharves, Chinatown, Brunswick St Mall, James St, Emporium, Gasworks, and all of the CBD's best shopping, dining, and entertaining venues, this is undoubtedly the most coveted location in Brisbane, and one that cannot be overlooked by the keen investor. With unrivaled location convenience, Cathedral Place boasts generous rental demand and returns.

**Notable Features**  
The Property: 2 Bed | 1 Bath | 1 Car  
Level: 4  
Aspect: South/West > facing parklands  
Total area : 69m<sup>2</sup>  
Rental Return: \$600 p.w.  
Lease til: vacant  
Body Corporate: \$1,765.55 p.q. (approx)  
Council Rates: \$389.70 p.q. (approx)  
Urban Utilities: \$295.30 p.q. (approx)  
Car Park near the lifts

The Complex: Cathedral Place  
Built Date: April 1999  
Total Units: 514  
Floors: Notre Dame > 9  
Levels  
Facilities: 2x Crystal Clear Pools, Gym, Spa, Sauna, 3x BBQ Areas, 24/7 security & On-site management

A trusted name for many years, The Antoine Velez Team specializes in the 4006/4000 Brisbane City Postcode areas, 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 provides 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.

The Property: 2 Bed | 1 Bath | 1 Car  
Level: 7  
Aspect: South/West > facing parklands  
Total area : 69m<sup>2</sup>  
Rental Return: \$600 p.w.  
Lease til: vacant  
Body Corporate: \$1,765.55 p.q. (approx)  
Council Rates: \$389.70 p.q. (approx)  
Urban Utilities: \$295.30 p.q. (approx)  
Car Park near the lifts