

UNIT 2310/179 ALFRED STREET, Fortitude Valley, Qld 4006



Apartment For Sale

Saturday, 11 May 2024

UNIT 2310/179 ALFRED STREET, Fortitude Valley, Qld 4006

Bedrooms: 1

Bathrooms: 1

Area: 51 m2

Type: Apartment

\$415,000

To enquire, please email or call 1300 815 051 and enter code 8773DEVELOPED BY GURNER GROUP, AUSTRALIAN BEST LIFESTYLE PROPERTY DEVELOPER FV – Flatiron 2310/179 ALFRED STREET, FORTITUDE VALLEY Flatiron is one of Brisbane's most iconic buildings. Inspiring to behold and luxurious to inhabit, this urban resort takes apartment living to a new level. With its central location and design-focused living spaces, it offers an urban experience like no other in Australia. Located on LEVEL 23 of the FV by Peppers Flatiron building in the heart of the Fortitude Valley entertainment precinct, this home offers a romantic view that would make a perfect lifestyle with excitement and convenience. Imagine living in a 5-star resort everyday of your life! It's also a perfect place to be working from home. You'll have access to five-star resort-style facilities that will make you feel like you're on a permanent vacation! - 5 private areas that residents can book out - 3 VIP Private Rooms, all with their own spa, bar and dining room - Outdoor BBQ dining area, sun lounge and living areas - Pool area with sun lounges, soak up the sun while enjoying breathtaking views of the city and valley whilst sipping a cocktail! - Maintaining your healthy lifestyle becomes a pleasure with fitness game on at the FV Health Retreat, a fully equipped gym and yoga retreat with state-of-the-art equipment. - Lavish infinity pool, moonlight cinemas, deluxe spa rooms, a gym and a yoga and Pilates room. Perfect for celebrations with family and friends, an impressive dining and functions room can be privately reserved. - Pet lovers rejoice! This apartment is pet-friendly (subject to application, owner, and body corporate approval), so your furry friends are welcome too. - Enjoy peace of mind with secure access to the building and apartment levels, complemented by CCTV security. - Embrace the ultimate convenience with a short 2-minute walk to Fortitude Valley train station, or hop on the train for a quick 6-minute ride to Central station. - Walking distance to the fashionable James Street, Howard Smith Wharves and Gasworks Plaza precincts. Brisbane's CBD is nearby, as are several city-bound bus stops and the Fortitude Valley train station. Scenic riverwalks, the Howard Smith Wharves Ferry Terminal and the Victoria Park are only minutes away - A multitude of acclaimed restaurants, cafes and bars are essentially right on your doorstep, providing residents with a wealth of excellent dining experience. - Take advantage of the proximity to Woolworths Valley Metro, where you'll find a variety of retail shops and restaurants just a stroll away. - The Royal Brisbane & Woman's Hospital is only minutes' drive away. - Discover the vibrant Gasworks Newstead Plaza, a hub of entertainment and shopping, just a short drive from your doorstep. - Indulge in the trendy atmosphere of Howard Smith Wharves, a mere 13-minute walk away, and experience the best that the city has to offer. Your new home awaits you! - the astute investor seeking a stable rental return and capitalising on the coming Brisbane Olympic! - Building complete 2017 - Currently renting at \$510 per week with potential for increase! - Engineered Oak timber flooring in the living dining area creating a seamless open living atmosphere. - A sizeable master bedroom with plush carpet bedroom that connects you to your balcony ready to watch the romantic sunset. - A bathroom with a sleek shower, stone bench vanity, and a mirrored storage cabinet. - A balcony to enjoy the mountain views and a breath of fresh air. - Gas kitchen with a full-height pantry and abundant storage space, making cooking a delight. - Stainless steel appliances, including a gas stove, electric oven, and dishwasher, for all your culinary adventures. - Stay cool or cozy with the ducted air conditioning throughout the apartment. - Double glazing windows and doors to keep the world outside at bay and ensure peace and quiet inside. - An internal laundry space with a convenient dryer, making your life that much easier. - Stay connected with high-speed Internet that's NBN ready, so you can effortlessly browse, stream, and work from home. - An audio intercom system for added security and convenience. Lease via Peppers Current rental income \$510/week \$1,411.71 Strata Levy for 3 months (including administrative, sinking fund, and insurance) \$481.50 Council Rate for 3 months \$62.75 Water Rate 3 months \$59 Water Usage 3 months \$174.11 Sewer Rate 3 months Don't miss out on this AMAZING opportunity to embrace the LUXURIOUS lifestyle. Get ready to TRULY LIVE, LAUGH, and LOVING every moment in this extraordinary ROMANTIC apartment. CALL ME NOW! Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own inquiries to verify the information contained herein. To enquire, please email or call 1300 815 051 and enter code 8773