

**Warehouse/27 Ballow Street, Fortitude Valley, Qld
4006**



Sold Apartment

Saturday, 24 February 2024

Warehouse/27 Ballow Street, Fortitude Valley, Qld 4006

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 79 m2

Type: Apartment



Jed Dziuma
0733580638

\$630,000

An architecturally designed fusion blending industrial warehouse features with eclectic Valley vibes. A lifestyle of convenience, the home has prime location in the heart of Fortitude Valley's entertainment precinct, you are literally walking distance to all amenities. Only 1km to Brisbane CBD, metres to Valley train station, Woolworths metro, convenience stores, cafés, award-winning restaurants and an array of bars. This unique New York style loft is the perfect blank canvas to customize and add your style to create a dream inner-city home. Stepping inside you notice soaring ceilings, black feature beams, concrete columns, polished wood flooring and large open living space. - Ideal blank canvas to customise and add your own style! - Generous open plan living-dining area opening to balcony- Covered North-East facing balcony- King size primary bedroom with ensuite and built-in robe- Two bathrooms - upstairs & downstairs- Polished hardwood floors- Air-conditioned- Double-height ceilings, floods of natural light, loft bedroom- Industrial warehouse features combine a mixture of concrete, timber, iron - Desirable layout with bedroom and bathroom on each level - Secure parking and intercom entry- Facilities: Large pool, spa, sauna, BBQ, seating - Central location - only metres to amenities, transport, supermarkets, convenience stores, cafés, award-winning restaurants and an array of bars. - **Vacant possession available This sound investment provides high returns, zero vacancy and all the drivers for significant future capital growth.

KEY LOCATIONS:

- 200m - Valley Metro centre, Woolworths Metro & train station
- 200m - Train Station
- 200m - Bakery Lane, Winn Lane, California Lane
- 300m - 'James Street' lifestyle precinct, bars & dining
- 300m - Brunswick Street Mall
- 400m - Chinatown Mall
- 600m - Palace Centro Cinema, Calile Hotel, dining, boutique stores (Calile Hotel, dining, specialty stores)
- 600m - 'King Street' precinct
- 650m - 'Emporium' 1000 Ann St precinct
- 700m - Fortitude Valley Secondary College
- 900m - Homemaker shopping center & Aldi
- 1.0km - Brisbane CBD / City
- 1.0km - Howard Smith Wharves precinct & riverwalks
- 1.0km - Spring Hill shopping village & Woolworths
- 1.2km - 'Gasworks' Plaza Newstead precinct & Woolworths
- 1.5km - RBW Hospital
- 1.5km - Central Station
- 1.5km - Queen Street Mall, Queens Plaza
- 1.5km - Victoria Park - huge redevelopment
- 1.5km - Teneriffe Park
- 2.0km - Roma Street Parklands
- 2.0km - New Farm Park
- 12 mins - Drive to Airport