



1806/348 Water Street, Fortitude Valley

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Light Filled -Top Floor on N/E Corner

FOR SALE OFFERS

AGENTS

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AGENCY

LJ Hooker Stafford
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Experience the height of contemporary urban living built in this top floor apartment built in 2015. Located on the North East corner, bathed in natural light and positioned to capture the views. Designed with quality and functionality in mind, so close to all the action including the river, restaurants, cafes and so close to the CBD. This stunning apartment is perfect for an owner occupier or investor ready to move into immediately.

Boasting an open-plan design, the highlight of this unit is its expansive floor-to-ceiling glass sliding doors that seamlessly connect the indoor living area with an entertainers' balcony off the living .

The floor plan is thoughtfully designed to ensure optimal privacy between the two bedrooms. The Master Bedroom boasts a walk-through robe, an ensuite, and a spacious layout with new carpet. The Second Bedroom includes a built-in wardrobe and is conveniently situated near the main bathroom. Both bedrooms are brightened by large windows, allowing for plenty of natural light and fresh breezes.

Experience an unparalleled lifestyle with resort-style amenities, featuring a pool, BBQ area, and sun lounges- communal hall ideal for

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

hosting and relaxing with family and friends.

- Light filled Top Floor on N/E corner
- Freshly painted and new carpet throughout.
- Open plan living with study nook and an abundance of light
- Split system airconditioning, ceiling fans and blinds throughout
- Two spacious bedrooms with built-ins, master with ensuite
- Quality bathrooms, internal laundry,
- Contemporary kitchen, stone bench tops, as new dishwasher and microwave
- Roof top area, fully equipped gym, communal hall for entertaining family and friends.
- Secure basement carparking for one car with lift access
- Reasonable body corporate of approximately \$5200 per annum plus insurance.
- Current sinking fund \$1,341,760
- Pet Friendly
- Bus, train all only a short walk away
- 1.3km to Gasworks Plaza with abundance of restaurants and cafe's, parkland
- 1km to Brisbane River and Teneriffe Ferry Terminal
- Valley train station 400m approx
- The apartment is vacant and ready to move into immediately
- Market Rent \$750 - \$775 per week.

Surrounded by Fortitude Valley's vibrant nightlife, cafés, restaurants and bars-all just a short walk away-and with the train station moments from your door, you'll enjoy effortless access to Brisbane CBD and the iconic James Street precinct. From a morning coffee to dinner with friends or a night out in the Valley, everything you love is right at your doorstep.

With reasonable Body Corporate fees, this is the perfect opportunity to embrace a fantastic lifestyle in a trendy, sought-after location. The owners instructions are clear.....SELL !!!

MORE DETAILS

Property ID	1EFGF4N
Property Type	Apartment
House Size	96.6 m2
Including	Ensuite Study Air Conditioning Toilets (2) Intercom Balcony Dishwasher Built-in-Robes

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1806/348 Water St,
Fortitude Valley



FLOOR AREA SIZES

Internal	74.6m ²
External	8.0m ²
Car Space	14.0m ²
TOTAL	96.6m²

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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