

# 706/398 St Pauls Tce Fortitude Valley



**STEVEN WEBSTER**

REAL ESTATE

## Important Facts & Figures

**Body Corporate Rates** = Approx. \$6,689 PA.

**Insurance Levy** = Approx. \$804 PA.

**Sinking Fund as of July** = Approx. \$208,196

**Brisbane City Council Rates** = Approx. \$385/QTR for owner occupiers

**Rental Appraisal** = \$650 to \$700 per week unfurnished. The current owner is moving interstate and is open to selling their furniture. A furnished apartment would rent for \$700 to \$750 per week.

The building is approximately 4 years old and features 56 apartments, secure parking including visitor spaces, resort style roof-top swimming pool with city and mountain vistas, outdoor movie screens, BBQ area, gym and on-site management.