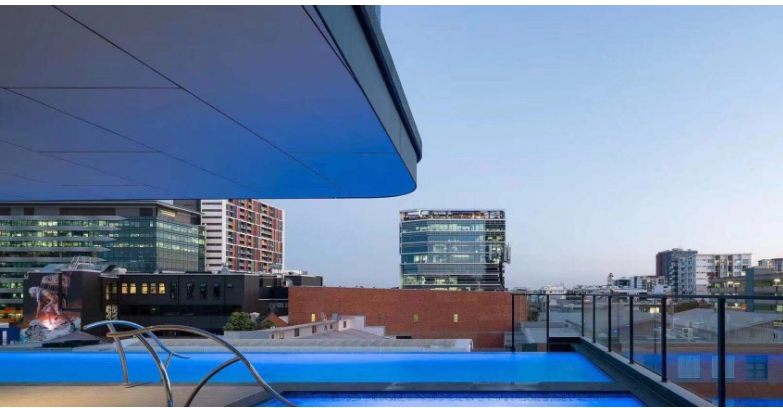


705/275 WICKHAM ST, FORTITUDE VALLEY, QLD



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## In the Heart of the Valley Precinct

A worthy investment in the heart of the Valley, a significant landmark, only 5 minutes walk to Chinatown, 3 minutes drive to Hospital Precinct Royal Brisbane and Women's Hospital, 2 minutes drive from Gasworks and Emporium Precinct, two of Brisbane's most iconic and Luxury retail and fine dining districts in the Fortitude Valley. The tower's architect Kris Kowalski describes it as a beacon of a building, standing on the corner of a very prominent intersection, definitely not one to miss out on.

A popular area for investors as it is a good place to attract tenants, however Utopia's luxurious lifestyle also appeals to owner-occupiers. Utopia is also the first building that utilizes the nano-coated technology on the windows, this is an added value to buyers as it not only protects from the UV glare but will also reduce energy costs due to it's thermal insulation.

A rooftop garden that features an open-air cinema with the view of the city skylight, yoga lawn, open-air kitchen, barbeque area alongside the alfresco dining area, perfect for entertainment. Each unit is designed with careful considerations to allow maximum access to natural lighting and given Brisbane's climate, the balconies can also be fully enclosed with folding glass partition.

Other features

22.50% Trade : **AU\$377,425 (Cash) | AU\$109,575 (Trade)**



**1 bed**

**1 bath**

**1 car**

### Additional Information

Body Corp - \$3774 P.A

Council Rates - \$1600 P.A

Water Fixed Fee - \$760 P.A

**\$487,000**

Contact Sean Xiao for further enquiries: 0452135751



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