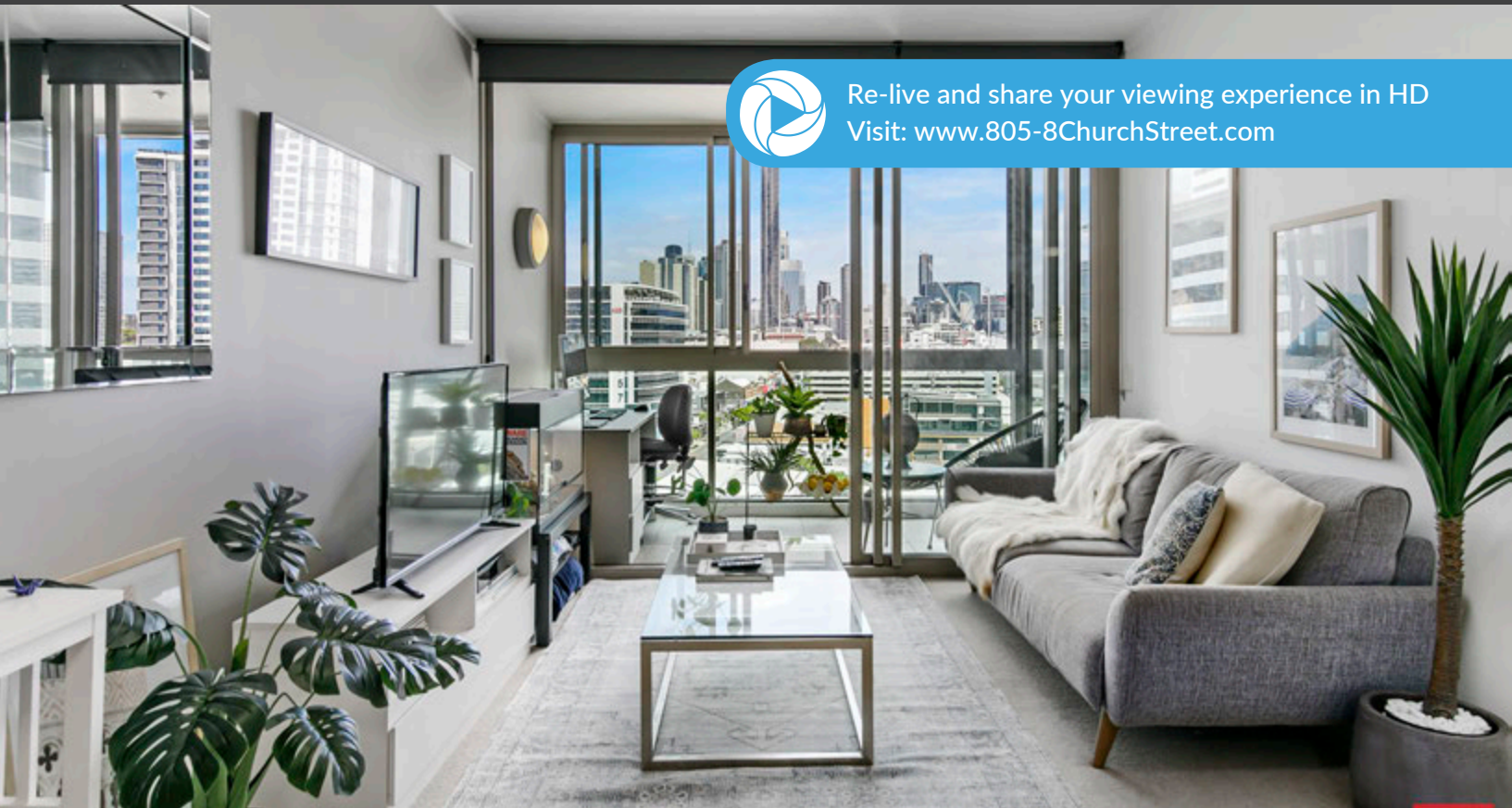




'Real Estate's New Generation'



Re-live and share your viewing experience in HD
Visit: www.805-8ChurchStreet.com

'A DYNAMIC LIFESTYLE'



57m²



m-motion.com.au

805/8 Church Street, Fortitude Valley

Property Overview

Perfectly positioned in the vibrant Fortitude Valley, this edgy urban location puts you at the center of Brisbane's lifestyle, shopping and entertainment district.

One minute to the well known James St precinct, acclaimed as Brisbane's foremost retail and lifestyle location, the lively street offers a mix of over 110 speciality stores, bars and fine restaurants.

As one of the best known residential towers in this iconic suburb, Mosaic is the benchmark for environmentally-conscious urban living. Your open plan living acts like a verandah with views over the city and on to The Story Bridge. Floor to ceiling windows flood this space with light and capture those beautiful summer breezes.

Your large bedroom offers a panoramic view of the ever growing city. What a fantastic way to fall asleep. A well appointed bathroom presents like new and your modern kitchen boasts granite bench tops, stainless steel appliances, gas cooking and plenty of cupboard space.

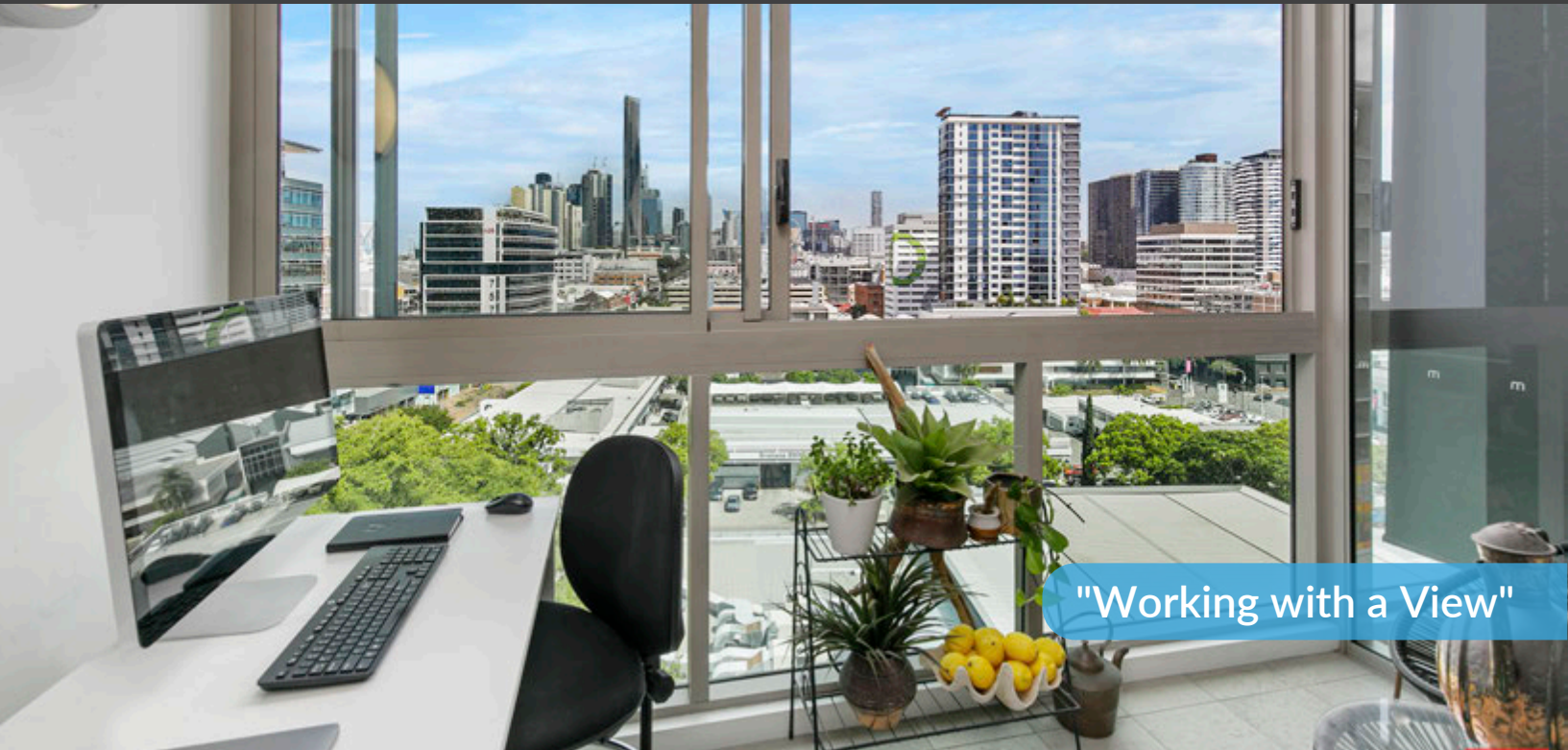
The rooftop entertaining area is complete with barbecues and a wonderful community garden where you can grow your own vegetables or herbs. It is also a great spot to celebrate with friends and neighbours for sunset drinks and nibbles overlooking the amazing view of the city.

So whether you're looking to live life to the fullest or seeking an ideal investment, this is the opportunity you have been looking for...

View as advertised or by appointment
Auction: On site | 9th October 2021 at 11am



"Open Plan Living"



"Working with a View"



"Scenic Mornings"



"Sunkissed Cooking"



"Picnic with a View"

Story Bridge

Brisbane City



805 / 8 Church Street

Property Specifications

- James St precinct 1 min walk
- Emporium 3 mins walk
- Palace cinema 3 mins walk
- Train station 8 mins walk
- Airport 15 mins by car / 17 mins by train
- CBD 20 mins walk / 3 mins by car
- Open plan designs to maximise natural light
- Panoramic views
- Ducted air-conditioning
- Floor to ceiling glass
- Alfresco/traditional balconies
- 2.7 m high ceiling
- Stainless steel european appliances
- Energy efficient fixtures/fittings
- Rainwater harvesting for irrigation, saving drinking water and reducing body corporate costs
- Reduction of greenhouse gas emissions
- Ventilated corridors; reducing energy consumption
- Secure underneath parking
- Rapid increase in developments in 'The Valley'. Rise of 3,100 new workers per year predicted by 2031.
- Rooftop entertainment terrace with garden.
- Perfect investment- Huge financial return expected

Visit www.805-8ChurchStreet.com

Investment Review

Auction - Permanent Let

805/8 Church Street, Fortitude Valley

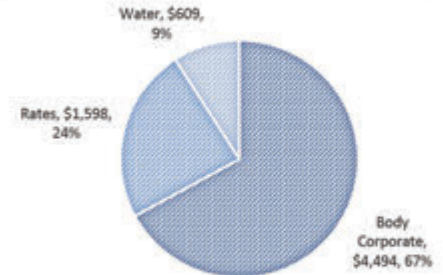
HEADLINE KPI's

WEEKLY RENT
\$400.00
GROSS YIELD
5.5%
WEEKLY BODY CORP
\$86.00

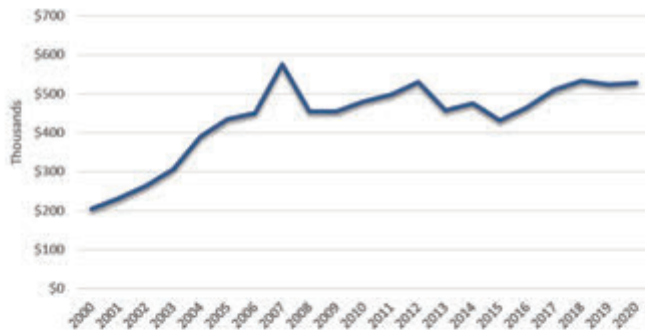
ANNUAL PERFORMANCE



ANNUAL COST BREAKDOWN



MEDIAN PRICE MOVEMENT



SPECIFICATIONS

Building Name: MOSIAC
No. of Units: 212
No. of Floors: 18
Land Area sqm: 3752 (approx.)
Unit Area sqm: 57 (approx.)
Date Built: 2014
Sinking Fund Balance: \$1,966,909.81
Tenanted: YES
Vacant Possession: NO
Pet Friendly: YES (ON APPLICATION)
Body Corp Manager: SSKB

YIELD CALCULATIONS

Thresholds	Price	Yield
Sale Price 1	\$280,000	7.4%
Sale Price 2	\$330,000	6.3%
Sale Price 3	\$380,000	5.5%
Sale Price 4	\$430,000	4.8%
Sale Price 5	\$480,000	4.3%

Rental Appraisal: \$400 P/W
Body Corp Fees: \$86 P/W
Rates: \$31 P/W
Water Rates: \$12 P/W
NET CASH PER WEEK: \$271 P/W

Disclaimer: The information contained herein has been obtained through sources deemed reliable by M-Motion Real Estate but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.

Market Analysis

1604/8 Church St, Fortitude Valley

Price: \$385,000

Traded: 05 Aug 2021

Size: 56m²

1 bed, 1 bath, 1 car



605/398 Saint Pauls Terrace, Fortitude Valley

Price: \$410,000

Traded: 27 Apr 2021

Size: 83m²

1 bed, 1 bath, 1 car



4/38 Robertson Street, Fortitude Valley

Price: \$386,000

Traded: 29 June 2021

Size: 78m²

1 bed, 1 bath, 1 car



5/38 Robertson Street, Fortitude Valley

Price: \$370,000

Traded: 07 Apr 2021

Size: 75m²

1 bed, 1 bath, 1 car



601/365 St Pauls Terrace, Fortitude Valley

Price: \$399,000

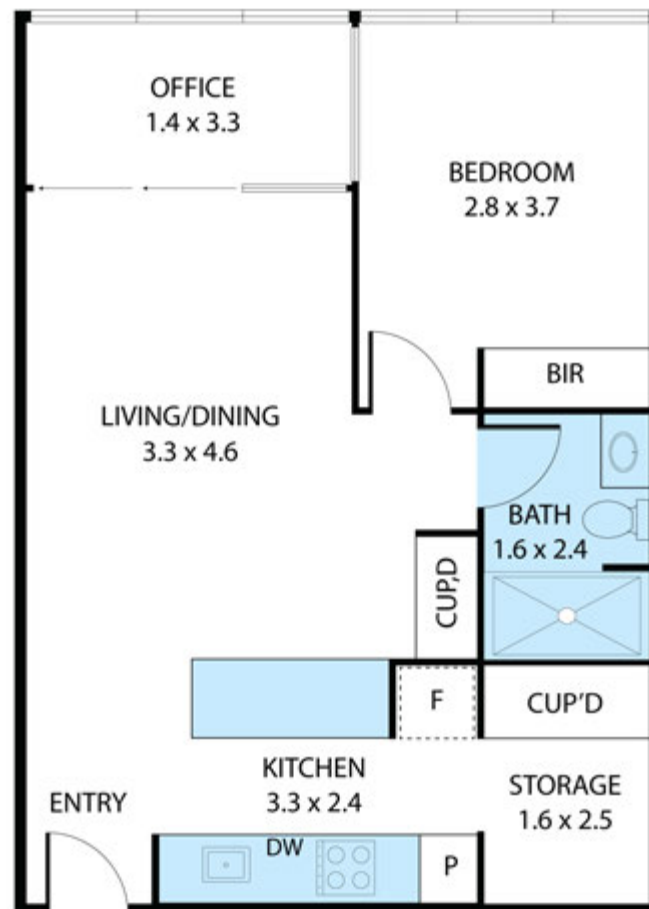
Traded: 08 Oct 2020

Size: 64m²

1 bed, 1 bath, 1 car



The information contained herein has been obtained through sources deemed reliable by M-Motion but cannot be guaranteed for its accuracy. We recommend to the buyer that any information, which is of special interest, should be obtained through independent verification.



"Beautiful City Views"

Visit www.805-8ChurchStreet.com

Suburb Profile

"The Valley", as it is affectionately known, was Australia's first dedicated entertainment district and continues to be a hive of activity.

It is located just outside the city and is the epicentre for all kinds of entertainment. Live music thrives with the nation's best acts drawn to the concert halls and bars. The impressive Chinatown Mall is a hub of exotic Chinese supermarkets and restaurants. Not to mention James Street showcases the best Australian fashion labels and local boutiques.

Classy rooftop cocktail lounges, art galleries, relaxing cafes, gastronomic restaurants or quality shopping, there's sure to be something for everyone here!

Did you know that 67.3% of residents in Fortitude Valley are aged between 20 and 39 years old? That's double the state average! With a cosmopolitan lifestyle, Fortitude Valley is in close proximity to the business district and dwellings reflective of the demographic. The vibrant suburb seems to tick many boxes for the modern-day, young professional.

Property investors also enjoyed capital gains of 4.14% over the last 12 months in the iconic suburb, translating to lower returns compared with its peers in QLD.

A survey of average capital gains or median home price increase in suburbs across the country shows that Fortitude Valley obtained a -0.48% decrease over a tenyear period. It ranks 1837th on our list of suburbs that property investors should look into.

Whether you are pursuing a dynamic lifestyle or seeking an ideal investment, Fortitude Valley has everything you need!





M-MOTION

'Real Estate's New Generation'



VIVIANE MADRIEUX

M 0432 768 437

E viviane.madrieux@m-motion.com.au

1300MYSUCCESS

m-motion.com.au