

201/44-52 Grantson Street, Windsor, Qld 4030



Apartment For Sale

Wednesday, 15 May 2024

201/44-52 Grantson Street, Windsor, Qld 4030

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Apartment



Nick Bowen
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FOR SALE BY NEGOTIATION

The Bastion Apartments at 44-52 Grantson Street in Windsor provide the astute owner occupier or investor an opportunity to secure a well fit-out and modern place to call home, that doesn't carry the cookie-cutter characteristics of most apartments. Blue Sky Developments have meticulously crafted a boutique space with high ceilings and a generous touch of luxury; stone bench-tops, gas cooking, quality construction, a fantastic sized ground floor terrace courtyard, and an incredible rooftop with pizza oven and uninterrupted, never to be built-out Brisbane CBD views. The grounds are impeccably kept, with groundskeeper and onsite management always there to ensure perfection; with lift access to the rooftop and direct ground floor access (no stairs to the apartment from the Street). The apartment opens from a crisp modern kitchen with a wall of foliage drawing your attention to the North-Facing, private courtyard; the space really does feel more homely than other options offered to the Windsor market and the size of this courtyard is incredible; often sought and rarely found. The apartment has tall ceilings, ducted and zoned air-conditioning, plus fans, and is filled with natural sunlight from a floor-to-ceiling class sliding door with the added bonus of a crim-safe sliding door, opening to out to a large courtyard which also gives access to bedroom via a sunlit study. This developer simply 'gets it', their attention to detail in storage throughout the floorplan, and outstanding layout is sure to tick a lot of your needs, and is always a strong attraction to tenants occupying the property also; the bedroom is a great size; it has a walk-through-robe and its bathroom is immediately accessible across the hall. The laundry is separate to main bathroom which again delivers a more home-like feel. Positioned on the Northern edge of the building on the ground floor, the apartment receives excellent sunlight, and with a heavy foliage screening nearby properties, the sense of privacy is fantastic. The rooftop is an incredible size, directly facing the Brisbane CBD Skyline and has BBQ facilities, a pizza oven, swing chair, community herb gardens and lawn space with lazy-loafers to unwind from the busy week. Sweet dreams are made of these:- Body Corporate: (Admin, sinking and insurance) \$1,387.03 per quarter- Body Corp Sinking Fund: \$306,948 as at 28/02/24- Currently vacant possession- Rental appraisal of \$560 per week- North facing courtyard- Stone benchtops throughout kitchen and bathroom- Eat-in kitchen dining space; plenty of bench space + gas cooking- Ducted + Zoned Air-conditioning throughout - Built-in robe to bedroom- Ceiling fans in bedroom + living space- Secure under-cover parking, intercom, + secure access to lift levels + CCTV- Rooftop facilities with uninterrupted views across the Brisbane Cityscape + Mt Cootha- Rooftop BBQ, Pizza oven, communal herb garden and sun-lounges This boutique apartment complex has immense visual appeal, both inside and out, and is tucked away from the hustle and bustle of Brisbane's Inner North, in a tree-lined Street. It's all about location, location:- 600m to Windsor Train Station- 280m to Bus Stops in or out of CBD- 750m to Windsor State School (Prep - Yr 6)- 3km to Kedron State High (Yr 7 - 12)- 1.8km to Lutwyche Shopping Centre- 3.5km to Brisbane CBD- 11km to the Brisbane Airport Contact Nick Bowen today for all additional enquiries.