

203/44-52 Grantson Street, Windsor, Qld 4030



Sold Apartment

Sunday, 13 August 2023

203/44-52 Grantson Street, Windsor, Qld 4030

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Apartment



Nick Bowen

0417871042

\$605,000

The Bastion Apartments at 44-52 Grantson Street in Windsor provide the astute owner occupier or investor an opportunity to secure an 'as new', high end 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 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-East-Facing courtyard; the space really does feel more homely than other options offered to the Windsor market. The apartment has tall ceilings, ducted and zoned air-conditioning, plus ceiling fans, and is filled with natural sunlight from a floor-to-ceiling class concertina door opening to out to a large courtyard that wraps around giving outside access to both the main and second bedroom, and privacy with lush foliage. 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; both bedrooms are great sizes; both bedrooms have built-in robes and their own ensuite bathrooms, as well as ducted and zoned airconditioning, and ceiling fans. The laundry is separate to main bathroom which again delivers a more home-like feel. Positioned on the North-Eastern edge of the building on the ground floor, the apartment receives calm natural breezes, and has excellent sunlight, with fantastic privacy. 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) \$1,306.83 per quarter- Body Corp Sinking Fund: \$255,698.65 as at 28/02/23- Currently vacant possession- Rental appraisal of \$630 per week- North-East facing courtyard- Stone benchtops throughout kitchen and bathrooms- Eat-in kitchen dining; plenty of bench space + gas cooking- Ducted + Zoned Air-conditioning throughout both bedrooms and living space- Built-in robes to both bedrooms - Ceiling fans in bedrooms + living spaces- 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

Key Items to note:- Body Corporate: (Admin, sinking and insurance) \$1,306.83 per quarter- Body Corp Sinking Fund: \$255,698.65 as at 28/02/23- Currently vacant possession- Rental appraisal of \$630 per week

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.