

**302/38 Bryden Street, Windsor, Qld 4030**



**Sold Unit**

Tuesday, 15 August 2023

302/38 Bryden Street, Windsor, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 99 m2**

**Type: Unit**

**\$610,000**

This spacious high-end apartment is located in a peaceful area of Windsor, offering a north-facing view that overlooks the lush grounds of Flynn oval. Built in 2021 this property boasts contemporary décor and chic touches. In addition, its cleverly designed layout offers a generous amount of room and abundant natural light that fills apartment throughout. The modern kitchen features Bosch appliances and generous space for meal preparation, whilst the stone top island provides an ideal space for casual dining. The master-sized bedrooms feature built-in robes adorned with mirrored panels and tasteful details. In the first bedroom, there's a thoughtfully sized stand-alone shower, while the second bedroom offers a combination bathtub and overhead shower. Upon possession, this property will be vacant, affording you the choice to either establish it as your residence or lease it to prospective tenants. This property is sure to tick all the right boxes making out for a fantastic buying opportunity for owner occupiers and investors alike looking capitalise on the surging apartment market. **INSPECTION IS A MUST!** **PROPERTY FEATURES:** North facing - Level 3 Boutique block of 21 apartments Bathtubs in main bathrooms Ample storage BOSCH appliances Premium block-out curtains Private rooftop courtyard with BBQ alfresco NBN Connection Split system air conditioning Video intercom system Secure car park Visitor car parking **FURTHER INFORMATION:** Current Rent: 600 per week Rental Appraisal: \$620 - \$650 per week Water: \$300 per quarter approx. Brisbane City Council rates: \$483 per quarter approx. Body Corporate Repayments: \$1,091 per quarter approx. Conveniently located in the heart of Windsor, you'll have everything you need right at your doorstep. Just a short stroll away you'll find an array of cafes, restaurants, and boutique shops, while public transport is easily accessible with the train station and bus stop just a stone's throw away. Walking distance to public transport including Windsor Train Station Walking / cycling paths nearby 3km / 10 mins from Brisbane CBD 1km from Royal Brisbane and Women's Hospital QUT University 2.7km. 500m from a large park and kids playground. With a large owner occupier ratio and a small turn over in the building, here is your rare opportunity to join the 'THE PALMER ON BRYDEN' community and make this home yours. Don't risk missing out on this fantastic opportunity, this unit will be SOLD! The owners are committed to selling and will be considering all offers.