

6/31 Bowen Street, Windsor, Qld 4030



Apartment For Sale

Thursday, 4 April 2024

6/31 Bowen Street, Windsor, Qld 4030

Bedrooms: 2

Bathrooms: 1

Type: Apartment



Ethan Varfis
0412940161



Jordan Cleland
0420940985

\$399,000

* Strata: \$753.10 per quarter (with discount)* Council: \$480.95 per quarter (Investor)* Urban Utilities: \$229.54 per quarter* Sinking Fund Balance: \$28,410.49 as of 31/01/24* Rental Estimate: \$450 per weekDiscover the perfect opportunity in Windsor, whether you're an entry-level buyer searching for your first home or an investor seeking a lucrative venture. This property awaits with a vacant status and is ready for immediate occupancy. Its adaptable layout features a living room transformed into a third bedroom, providing flexibility to suit your preferences or capitalize on rental income potential. Recently renovated, the kitchen boasts modern amenities, ensuring convenience and style. Nestled within a small block, this property offers the added advantage of low body corporate fees, making ownership hassle-free. Seize this chance to secure a foothold in Windsor's thriving real estate market and arrange a viewing today.In addition to its appealing features, this property also boasts a desirable location. Situated in a prime spot in Windsor, residents will enjoy convenient access to nearby amenities, transportation options, and the vibrant community atmosphere. It has the benefit of being only a short distance to the Royal Brisbane Hospital, extremely close to the Clem 7, Airport Tunnel and Lutwyche Shopping Centre. Snapshot of Features:- Large main bedroom with air conditioner and built in wardrobe- Second bedroom with air conditioner- Utility room which can either be used as a living room or third bedroom- Brand new kitchen with gas stove, electric oven, rangehood and plenty of cabinetry- Main bathroom has a new basin, toilet and separate shower over bath- Exclusive use laundry room with plenty of extra room for storage- Convenient location near parks, shops, transport.- In catchments for Windsor State School and Kedron State High School.- Access to outdoor activities and nature including Windsor Park- Short walk to Windsor Train StationCall NOW !!*Please note we are experiencing a large number of buyer enquiries at the moment, and therefore enquiries with phone numbers and email addresses are prioritised over enquiries with email addresses only.*Call Now to secure this incredible opportunityPERSONAL INFORMATION COLLECTION NOTICEClark Real Estate is committed to protecting the health and safety of our community and team members.By attending a property inspection, you agree that your personal information will be recorded and kept by Clark Real Estate. If you do not agree, please contact our office on 07 3256 1600 prior to your arranged inspection time to change your inspection to a virtual inspection where you do not physically attend.Discover the DifferenceLicence number: 32346