

**8/29 Bryden Street, Windsor, Qld 4030**



**Sold Unit**

Monday, 14 August 2023

8/29 Bryden Street, Windsor, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 101 m2**

**Type: Unit**

**\$570,000**

Positioned on the third floor in the highly sort after 'Amor Residences Vera' complex, built only two years ago. This apartment must be seen to be appreciated. Its cleverly designed layout offers a generous amount of room and abundant natural light. As you make your way through the formal entry you will be impressed with the dedicated lounge room and separate dining area which seamlessly flow out onto the large south facing balcony. With a well-appointed kitchen offering gas cooking, a beautiful light stone bench top, a plumbed fridge cavity, dishwasher and plenty of storage making entertaining and everyday living effortless. The apartment features two privately situated bedrooms at opposite ends. The master bedroom boasts an oversized ensuite bathroom adorned with sparkling floor-to-ceiling tiles. Both rooms are luxuriously appointed with plush carpets, glass mirrored built-in robes, a ceiling fans and air conditioners. 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!** Amor Residences was NOT impacted by the 2022 floods. **PROPERTY FEATURES:** South facing City views from balcony and Kitchen Spacious, open plan living and dining. Quality European kitchen appliances with gas cooktop and electric oven Master room with ensuite and walk in robes Two modern bathrooms with floor to ceiling tiles Split system air-conditioning and ceiling fans throughout Secure parking with bike storage and easily accessible visitor parking Rooftop terrace with phenomenal views Lift access NBN with fiber optical cable to premises for high-speed connection NBN is not contracted to specific provider, residents are free to choose their own provider. Pet friendly complex Ready to move straight in Body corporate only \$730 per quarter approx. Brisbane City Council rates \$363 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 'AMOR RESIDENCES' 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.