

1105/1 Stuartholme Road, Bardon, Qld 4065

Apartment For Sale

Thursday, 4 July 2024

1105/1 Stuartholme Road, Bardon, Qld 4065

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 107 m2

Type: Apartment



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\$849,000

Presenting an exceptional luxury ground floor apartment. This terraced apartment is located in the prestigious Breezes on Bardon complex. The thoughtfully designed floor plan includes two spacious master suites and access to the terrace, located at the back of the complex providing cross ventilation and ample storage throughout the apartment, and an entertainer's oversized terrace to host your family and friends. Every aspect of this exquisite unit exudes style and elegance, providing the very luxurious experience. With its bright and airy layout, generous indoor and outdoor spaces, and a location in a trendy urban enclave, apartment 1105 truly offers a vacation-like atmosphere on weekends and effortless living during the weekdays. Additionally, conveniently situated on your doorstep are trendy cafes, boutiques, restaurants, and close to Paddington and Rosalie, as well as Brisbane CBD and Southbank. Key Property Specifications:

- Abundant storage options, throughout the apartment including a storage shed in the car park.
- Quality kitchen with Caesarstone benchtops, pendant lighting, dishwasher and built in microwave.
- A convenient and secure underground car space which is located across from to the lift for easy access.
- Modern comforts include ducted air conditioning, ceiling fans and bi-fold door off the living room.
- Floor-to-ceiling glass doors in the bedrooms to allow breezes all year round.
- Highly sought-after complex, with over 80% owner occupied and public transport on your doorstep.
- Oversized balcony terraced apartment with direct access to the pool area.
- Resort-style facilities, including lift access, lap pool and BBQ area perfect for entertaining.

Addition Information:

- Council Rates are approximately \$480.00 per quarter.
- Body corporate fees are approximately \$2,042.68 per quarter, inclusive of sinking fund, administrative fund, and body corporate insurance.
- Water Rates are approximately \$168.00 per quarter.
- Year Built: 2018.
- Total Property size: 107 m².
- Currently tenanted until February 2025. This complex is pet-friendly, subject to body corporate approval, making it an ideal choice for those with furry friends. Additionally, its prime location allows for a short walk to popular cafes and shops, and it is within walking distance to local schools, being within the Rainworth State School catchment. It is an ideal choice for those looking to downsize from a larger home, professionals seeking a sophisticated residence, or interstate investors interested in its prime location, only four kilometers from Brisbane CBD. Treat yourself to an unparalleled lifestyle of distinction. For more information, please contact exclusive marketing agent Nicholas Stankiewicz on 0421 579 861.