

**202/9 Le Geyt Street, Windsor, Qld 4030**

Place. **P**

**Unit For Sale**

Saturday, 13 January 2024

202/9 Le Geyt Street, Windsor, Qld 4030

**Bedrooms: 2**

**Bathrooms: 2**

**Type: Unit**



Julia Doyle

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## For Sale

Presenting an exceptional opportunity, this generously proportioned 2-bedroom, 2-bathroom apartment, strategically located within 4km of Brisbane's CBD, offers a lifestyle of convenience and modern luxury. Situated in the elevated pocket of Windsor, this residence is within walking distance to key amenities such as The Royal Brisbane Hospital, QUT Kelvin Grove campus, and the Victoria Park Golf Club. Boasting a spacious 88sqm floor plan, including 73sqm of internal living space and a 15sqm covered balcony, this residence is designed for contemporary living. The kitchen and bathrooms feature high-quality European appliances and tapware, complemented by an open plan design that includes separate living and dining areas. The main bedroom comes complete with a double mirrored built-in wardrobe and ensuite, while the second bedroom also features a double mirrored built-in wardrobe. Enhancing the allure of this property is a North facing undercover balcony with vista views. Air conditioning, block out blinds, TV, and data points are thoughtfully placed in both bedrooms and the living area. The building ensures security with secure lift access and overall security features throughout. The complex also benefits from a massive rooftop terrace and barbecue area, providing a perfect setting for year-round entertainment with 180-degree panoramic views. Additionally, residents can enjoy the convenience of a 1-minute walk to the bus stop, with buses connecting to RBH, QUT Kelvin Grove, and the CBD. The Windsor Train Station, just a 2-minute walk away, offers quick access to the CBD in only 3 stops. Noteworthy is the prime location's accessibility to major transport routes, including the Clem 7, Legacy Way, Airport link, and Inner City Bypass. This property is poised to benefit from the ongoing Victoria Park redevelopment, transforming 64 hectares of inner-city greenspace into an iconic destination. Currently tenanted until August 2024 for \$560 per week, this apartment presents a unique investment opportunity in Brisbane. Positioned at the doorstep to the city, this modern unit is a haven of comfort, style, and unparalleled convenience. Don't miss out on this well-situated investment in the thriving city of Brisbane! Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.