

# 2102/1 Stuartholme Road, Bardon, Qld 4065

## Apartment For Sale

Wednesday, 15 May 2024

2102/1 Stuartholme Road, Bardon, Qld 4065

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Area: 116 m2**

**Type: Apartment**



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**\$850,000**

Presenting an exceptional opportunity, this rare north-east facing 116 sqm luxury apartment boasts breathtaking views towards the city. Situated on the terrace level of the prestigious Breezes on Bardon complex, this well-appointed inner-city retreat offers an array of desirable features. The thoughtfully designed floor plan includes two spacious master suites and access to the terrace, there is also ample storage throughout the apartment, and an entertainer's balcony 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 2102 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:**

- Crimsafe on all bedroom windows and sliding doors, high ceilings and separate laundry.
- Abundant storage options, throughout the apartment plus a car space and bike parking onsite.
- Quality kitchen with Caesarstone benchtops, custom 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 facing northeast, capturing captivating city views.
- 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 \$2,349.94 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: 116 m2.

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.

**The Brisbane Inner City Lifestyle:** Brisbane's inner-city suburbs has transcended its reputation as merely a workplace, as an increasing number of residents are opting for the convenience and lifestyle advantages offered by inner city living, forsaking the more traditional suburban way of life. Over the past five years, the population residing within a four-kilometer radius of the city has impressively risen by 20 percent. With notable projects like Queens Wharf nearing completion and the confirmation of the 2032 Olympics in Brisbane, it is only a matter of time before the inner suburbs of Brisbane ascend to unprecedented heights. Moreover, the city presents an array of recreational opportunities, from the scenic Botanic Gardens with its riverfront running tracks to a plethora of walking trails right at your doorstep.