

Unit 253/52 Grantson St, Windsor, QLD 4030

Sold - 12/10/2022

Apartment 2 2 1



SOLD BY NICK BOWEN

SUB-PENTHOUSE - HUGE BALCONY!

The Bastion Apartments at 52 Grantson Street in Windsor provide the astute owner occupier or investor an opportunity to secure an 'as new', high end and modern place to call home, that doesn't carry the cookie-cutter characteristics of most apartments. Blue Sky Developments have meticulously crafted a boutique space with high ceilings and a generous touch of luxury; stone bench-tops, gas cooking, quality construction, a insanely large balcony, and an incredible rooftop with pizza oven and uninterrupted, never to be built-out Brisbane CBD views.

The grounds are impeccably kept, with groundskeeper and onsite management always there to ensure perfection; with lift access to the third floor, and a galley style apartment entrance to a timeless, crisp modern kitchen, the space really does feel more homely than other options offered to the Windsor market.

The kitchen, lounge and dining spaces are of surprising size, with tall ceilings, ducted and zoned air-conditioning, plus ceiling fans, and are flooded with natural sunlight from a floor-to-ceiling class concertina door opening to out to an enormous East-Facing balcony that delivers access to both bedrooms, and offers aspects across the treetops.

This developer simply 'gets it', their attention to detail in storage throughout the floorplan, and outstanding layout is sure to tick a lot of your needs, and is always a strong attraction to tenants occupying the property also; both bedrooms are of fantastic size, each with masses of storage with their own walk-in-robos, and have access directly to their own bathrooms (the main bathroom has a second door to offer bedroom two its own ensuite).

Positioned on the Eastern edge, on the top floor of the building, the apartment receives great natural breezes, and has excellent sunlight, with both bedrooms opening onto the balcony via large glass sliding doors.

The rooftop is an incredible size, directly facing the Brisbane CBD Skyline and has BBQ facilities, a pizza oven, swing chair, community herb gardens and lawn space with lazy-loafers to unwind from the busy week.

Sweet dreams are made of these:

- Body Corporate: (Admin, sinking and insurance) \$1,455.86 per quarter
- Body Corp Sinking Fund: \$166,301.95 as at 28/02/22
- Currently renting at \$500 per week (\$550/week operational)

Listed By

Nick Bowen

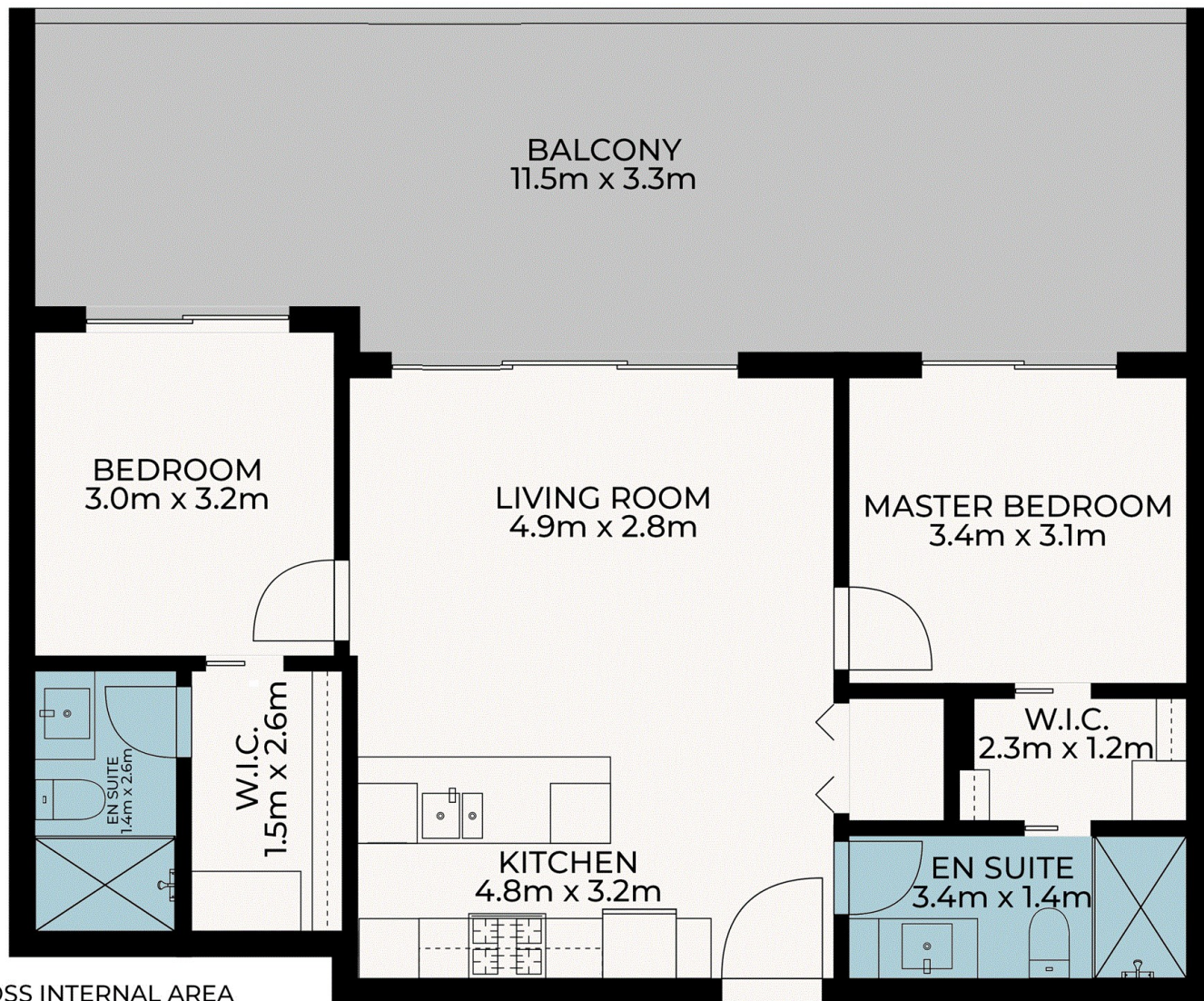
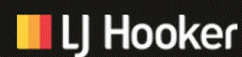
Open for Inspection

By Appointment.



Floorplan

253/52 Grantson Street, Windsor



GROSS INTERNAL AREA
GROUND LEVEL: 69 m2
BALCONY: 37 m2
TOTAL: 106 m2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no longer guarantee as to their operability or efficiency can be given.

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