



Windsor, 201/44-52 Grantson Street

SOLD BY NICK BOWEN

The Bastion Apartments at 44-52 Grantson Street in Windsor provide the astute owner occupier or investor an opportunity to secure a well fit-out 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 fantastic sized ground floor terrace courtyard, 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 rooftop and direct ground floor access (no stairs to the apartment from the Street). The apartment opens from a crisp modern kitchen with a wall of foliage drawing your attention to the North-Facing, private courtyard; the space really does feel more homely than other options offered to the Windsor market and the size of this courtyard is incredible; often sought and rarely found.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
Please Call

View
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**LJ Hooker Annerley | Yeronga |
Salisbury
(07) 3848 7369**

The apartment has tall ceilings, ducted and zoned air-conditioning, plus fans, and is filled with natural sunlight from a floor-to-ceiling glass sliding door with the added bonus of a crim-safe sliding door, opening to out to a large courtyard which also gives access to bedroom via a sunlit study.

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; the bedroom is a great size; it has a walk-through-robe and its bathroom is immediately accessible across the hall. The laundry is separate to main bathroom which again delivers a more home-like feel.

Positioned on the Northern edge of the building on the ground floor, the apartment receives excellent sunlight, and with a heavy foliage screening nearby properties, the sense of privacy is fantastic.

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) \$1,387.03 per quarter
- Body Corp Sinking Fund: \$306,948 as at 28/02/24
- Currently vacant possession
- Rental appraisal of \$560 per week
- North facing courtyard
- Stone benchtops throughout kitchen and bathroom
- Eat-in kitchen dining space; plenty of bench space + gas cooking
- Ducted + Zoned Air-conditioning throughout
- Built-in robe to bedroom
- Ceiling fans in bedroom + living space
- Secure under-cover parking, intercom, + secure access to lift levels + CCTV
- Rooftop facilities with uninterrupted views across the Brisbane Cityscape + Mt Cootha
- Rooftop BBQ, Pizza oven, communal herb garden and sun-lounges

This boutique apartment complex has immense visual appeal, both inside and out, and is tucked away from the hustle and bustle of Brisbane's Inner North, in a tree-lined Street.

It's all about location, location:

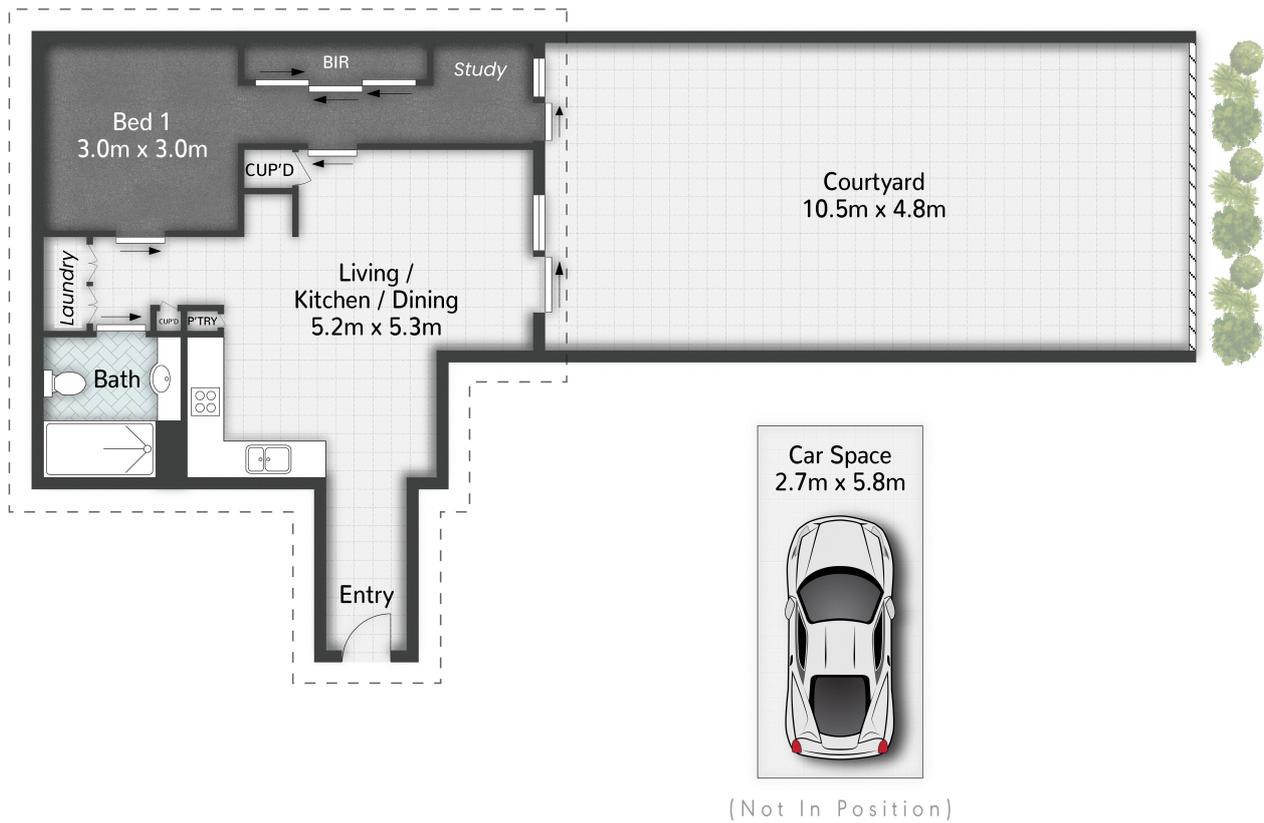
- 600m to Windsor Train Station
- 280m to Bus Stops in or out of CBD
- 750m to Windsor State School (Prep - Yr 6)
- 3km to Kedron State High (Yr 7 - 12)
- 1.8km to Lutwyche Shopping Centre
- 3.5km to Brisbane CBD
- 11km to the Brisbane Airport

Contact Nick Bowen today for all additional enquiries.



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201/44 Grantson Street WINDSOR

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  111m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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