

## Windsor, 204/28 Cartwright Street

SOLD BY NICK BOWEN & JOEY ELVIN

Welcome home to 204/28 Cartwright Street in Windsor; an apartment that has undergone an extensive renovation with a floorplan that really creates that sense of home as you step inside.

Having been built in 2014, you're immediately gifted with a sense of space often sought and rarely found; both bedrooms of fantastic size, a generous entry foyer inside your front door that homes the separate laundry and storage cupboards, with a wide hallway and unusually tall ceilings &ndash; a bonus that really emphasises the fact that you share only one wall with any neighbours, making this feel much more homely than others you've likely seen on the market. Through-breezes and natural sunlight throughout the living spaces are a feature you'll no doubt enjoy.

The level of finish to the recently completed renovation is luxurious and bespoke; beautiful benchtops, new cabinetry and appliances in the kitchen allows you to play chef daily, new



**For Sale**  
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[l.jhooker.com.au/1BA0H31](https://l.jhooker.com.au/1BA0H31)

**Contact**  
**Nick Bowen**  
0417 871 042  
[n.bowen@l.jhookerproperty.com.au](mailto:n.bowen@l.jhookerproperty.com.au)  
**Josephine Elvin**  
0457 000 897  
[joe.elvin@l.jhookerproperty.com.au](mailto:joe.elvin@l.jhookerproperty.com.au)



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timber-look flooring are soft on the feet, as are the quality carpets in both bedrooms. Internal paint, and lighting, with updated bathrooms ensure there is nothing to do but move in and enjoy all that is on offer.

With entertaining purposes in mind, the living and kitchen space are open plan and of generous size. The current owner has an oversized lounge suite, but you could easily run a couch and dining table in the space to create a more formal setting. The living areas are air-conditioned and open out to a covered balcony via sliding glass doors, which creates a seamless indoor-outdoor flow. As the apartment is located at the corner of the complex, there are additional side windows, giving the living spaces ample natural light, creating an inviting space for its next owner.

Through the hallway there are two bedrooms on offer, both offering mirrored, built-in wardrobes and ceiling fans. The main bedroom enjoys its own private ensuite. The main bathroom services the rest of the home, it is located adjacent from the second bedroom.

The complex, "Jack's Place" is home to 38 apartments who share a grassy backyard, a swimming pool, lift and rooftop space.

Sweet dreams are made of these:

- Updated flooring and paint throughout
- A large balcony
- Stone benchtops throughout kitchen
- New kitchen; plenty of bench space, induction cooktop and dishwasher
- Air-conditioning throughout the living spaces
- Built-in robes in both bedrooms
- Ceiling fans in the bedrooms
- Secure under-cover parking
- Rooftop + swimming pool

Key Items to note:

- Body Corporate: (Admin, sinking and insurance) \$1,274 per quarter
- Brisbane City Council Rates: \$401.76 per quarter
- Currently vacant possession
- Rental appraisal of \$675 per week

This apartment has immense visual appeal, both inside and out, and is tucked away from the hustle and bustle of Brisbane's Inner North, in a character filled 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 or Joey Elvin to discuss this exciting opportunity!



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## More About this Property

<b>Property ID</b>	1BA0H31
<b>Property Type</b>	Apartment
<b>Including</b>	Ensuite Air Conditioning Intercom Pool Balcony Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking

### Nick Bowen 0417 871 042

Sales & Marketing Consultant | [n.bowen@ljhookerproperty.com.au](mailto:n.bowen@ljhookerproperty.com.au)

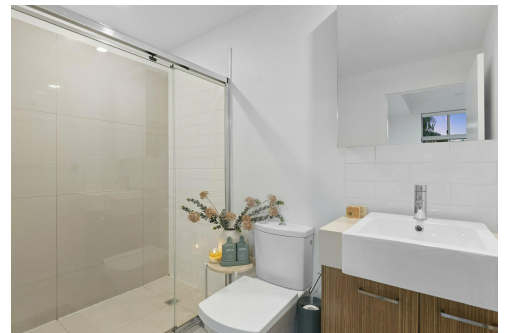
### Josephine Elvin 0457 000 897

Property Manager & New Business Manager | Sales Associate to Jane Elvin | [joey.elvin@ljhookerproperty.com.au](mailto:joey.elvin@ljhookerproperty.com.au)

### LJ Hooker Annerley | Yeronga | Salisbury (07) 3848 7369

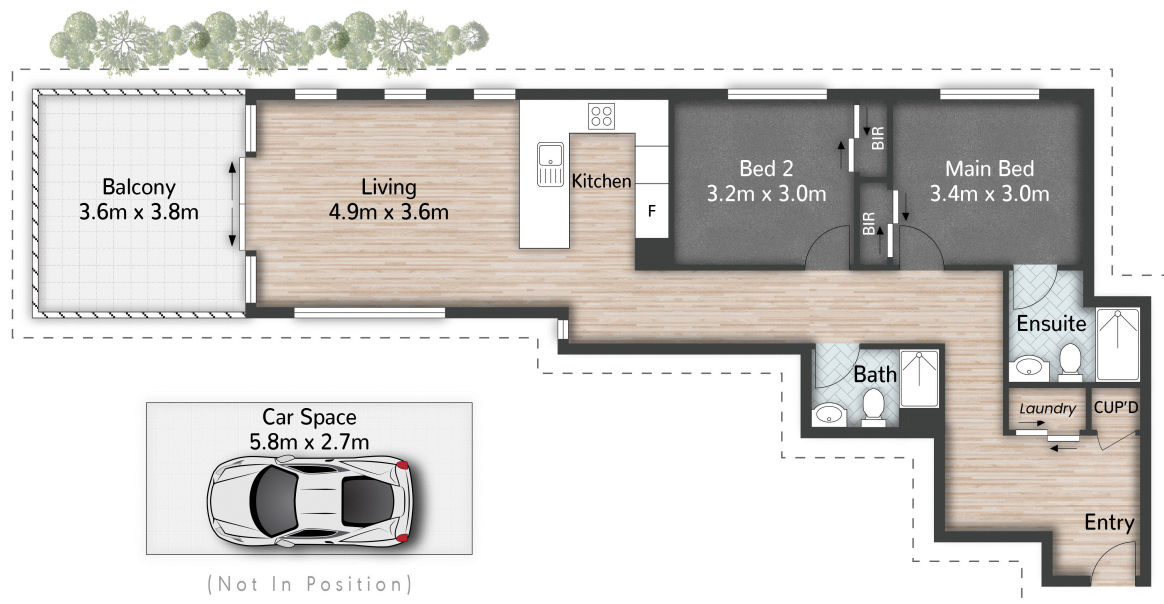
443 Ipswich Road, ANNERLEY QLD 4103

[annerleyyeronga.ljhooker.com.au](mailto:annerleyyeronga.ljhooker.com.au) | [admin@ljhookerproperty.com.au](mailto:admin@ljhookerproperty.com.au)



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204-28 Cartwright Street WINDSOR

2 | 2 | 1 | 91m<sup>2</sup>

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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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